



Milton Road, Sutton, SM1  
Offers In Excess Of £400,000





# Key Features

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- South Facing Garden
- EPC Rating: D
- End Of Terrace Period Cottage
- Two Bedrooms
- Freehold
- Open Living, Through Lounge with Period Features
- Convenient Location – Just 0.8 miles to Sutton station with fast links to London Victoria
- Completed Chain
- Close to Amenities – Sutton High Street, major supermarkets, and a library are nearby.
- Open Day Saturday 25th January 12:30pm - 2:30pm





*Ideal for first-time buyers! Charming 2-bed Victorian end-terrace with south-facing garden and open-plan living/dining. Just 0.8 miles from Sutton station, close to parks, shops, and restaurants. Completed chain – ready to move in!*









Located in the heart of Sutton, this charming Victorian end-of-terrace cottage, dating back to the late 1890s, is a quintessential first-time buyer's dream. The current owner has lovingly called this property home since 1998, a testament to its warmth and practicality.

As you step inside, you are greeted by a spacious open-plan through lounge, stretching an impressive 25'4" x 11'3". This versatile space is divided into distinct living and dining areas. At the front, the cosy living area boasts a beautiful fireplace and a bay window that floods the room with natural light. The rear dining space provides a seamless transition into the thoughtfully designed kitchen.

The kitchen is situated at the back of the property and features over and under-counter storage, solid wood-effect counters, and a free-standing gas cooker with an overhead extractor fan. There's also room for a small dining table, making it a practical yet inviting space for everyday meals or casual entertaining. From the kitchen, you step out into the south-facing garden – a true private retreat. Landscaped with a variety of trees, shrubs, and plants, the garden offers a peaceful haven with a patio area perfect for barbecues. A shed at the rear and a convenient side gate enhance its functionality.

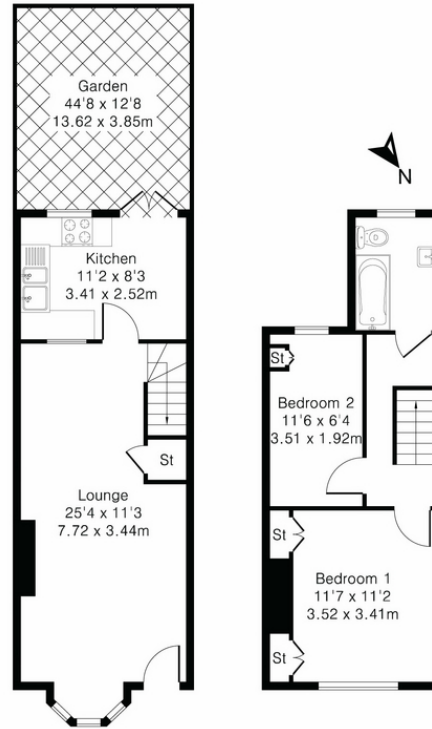
Upstairs, you'll find two generously sized double bedrooms, both benefiting from built-in storage. The landing also provides access to a boarded loft, offering ample storage or the potential for a



**Approximate Gross Internal Area 670 sq ft - 62 sq m**

Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 307 sq ft – 28 sq m



Ground Floor

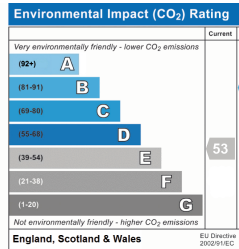
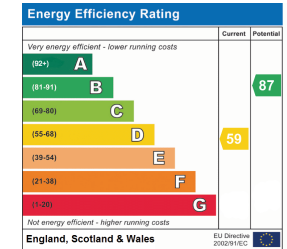
First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Tenure Type:** Freehold  
**Council Tax Band:** C  
**Council Authority:** London Borough



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