



43 Norman Road, Sutton, SM1 2TB  
Guide price £550,000

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## REQUIRING FULL MODERNISATION THROUGHOUT

A halls adjoining semi-detached period family home with huge potential to extend and improve, located in a quiet residential road within easy reach of West Sutton Station.

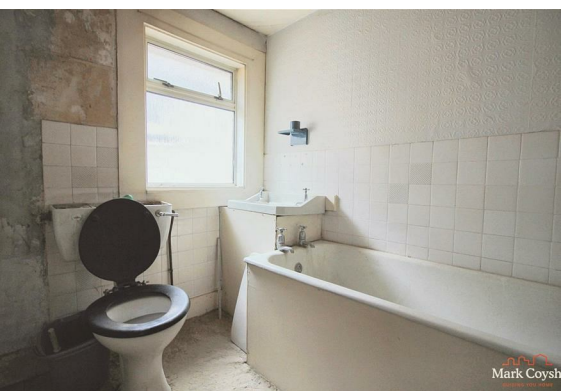
The current ground floor layout includes a good size hallway with under stair cupboard, a dual aspect through lounge/dining room with feature bay window to the front, a generous kitchen/breakfast room with access to what once was a conservatory/garden room.

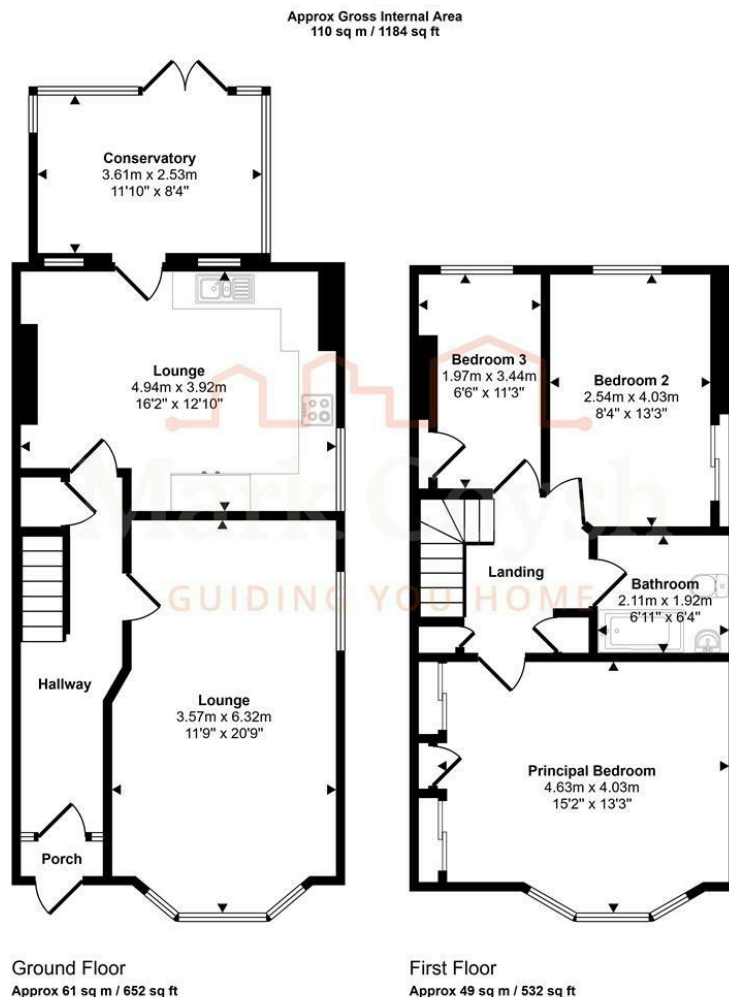
The upstairs landing gives way to three well proportioned bedrooms and a family bathroom with good natural light. There is also access to a large loft space which could potentially be converted (stpp).

To the rear there is a good length garden, also needing attention, with handy side access to the front of the dwelling.







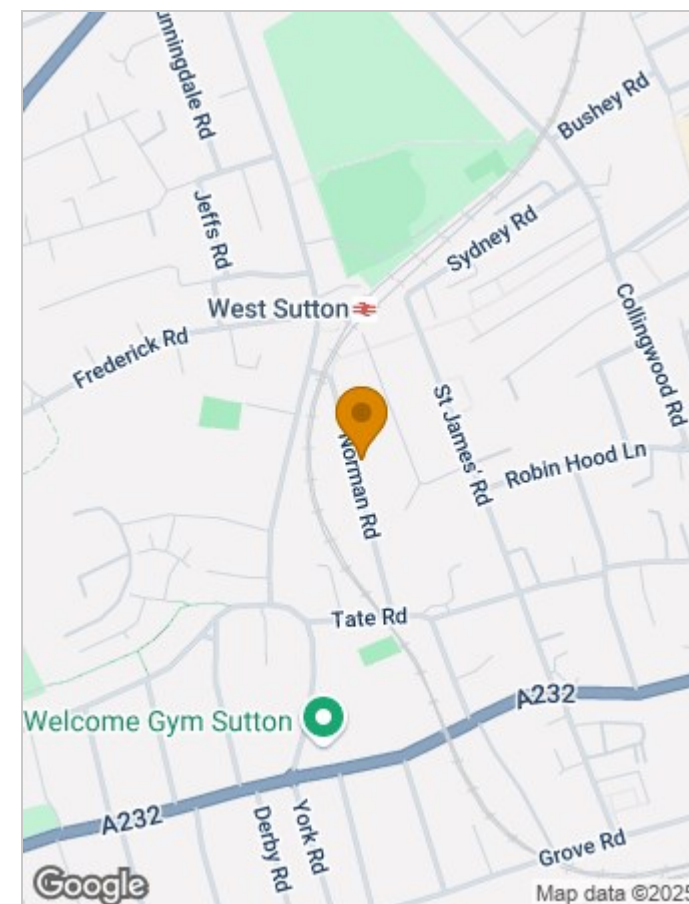


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC