



TOTAL FLOOR AREA: 1196 sq ft (111.1 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Lettago 6/2021



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Offers Over
 £450,000**

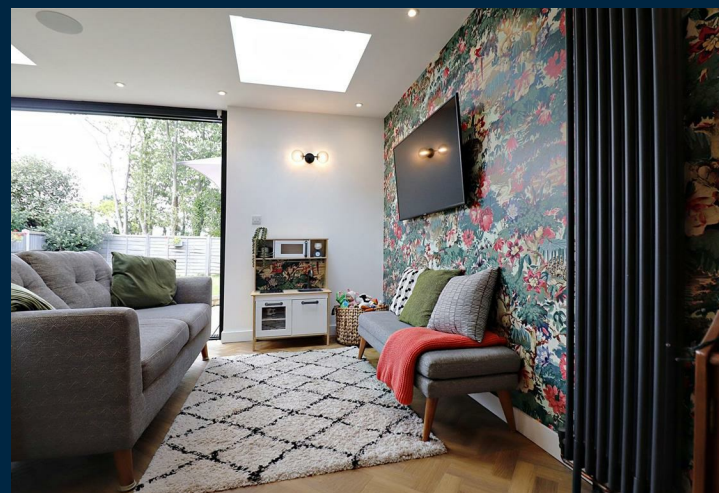
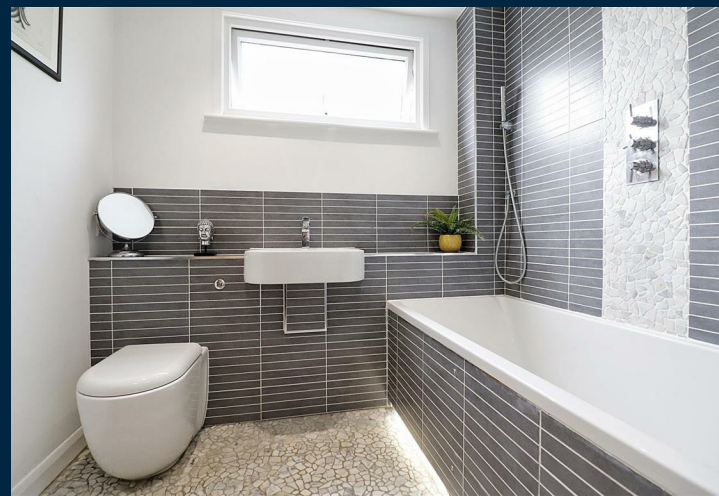
Barton Road Sutton At Hone

OPEN DAY 18th September - Call to book your appointment! As sole agents, Anthony Martin brings this beautiful 3 bedroom semi detached family home to the market in a cul de sac location,. Located on Barton Road, one of the most popular roads within Sutton at Hone.

Extended to the side and rear, to incorporate a beautiful open plan kitchen, dining and living area with large imposing sliding doors to the landscaped rear garden, separate living room with bay window and additional shower room.

With a modern & stylish theme throughout the home, this property really does have it all. The property provides ample living space for an ever growing family and a great space for entertaining. All bedrooms have built in wardrobes/storage space along with having ample storage on the ground floor.

Close by to Sutton at Hone Primary School & Devon Road Surgery. Easy access to London by train from Farningham train station and major transport links such as the M25/M20/A20/A2 just a short drive away. There are local amenities close by and a bus stop within walking distance.



- **3 bedroom semi detached home**
- **Large entertaining area spread across the kitchen/dining and sitting area**
- **Countryside views**
- **Stylish/ modern theme throughout**

