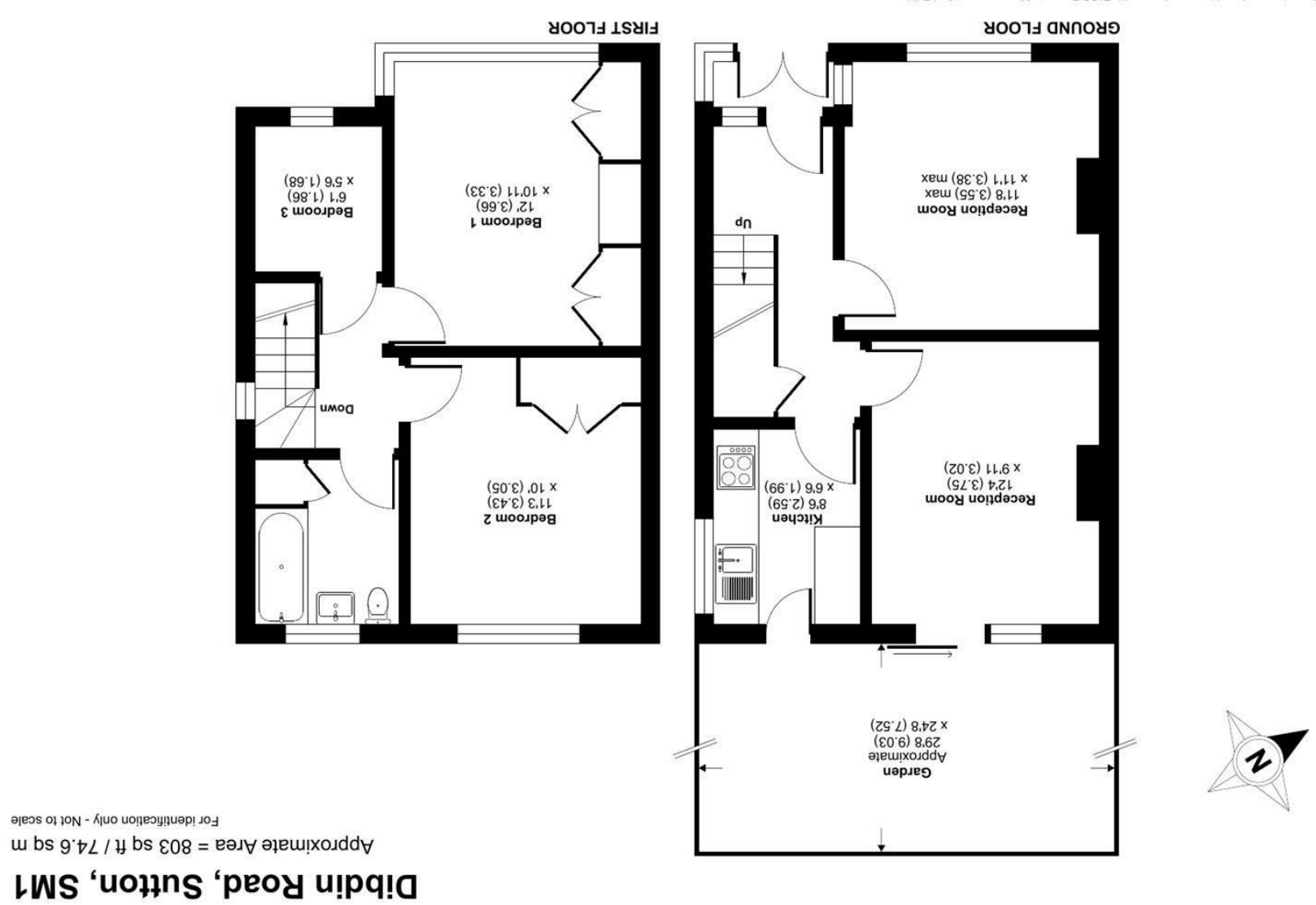


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. REF: 1348503







## 34 Dibdin Road

Sutton, SM1 2PQ

Price Guide £560,000

Silverman Black is delighted to offer this spacious three bedroom semi detached house to the market! Located within a few minutes walk of Sutton Common Station and Glenthorne High School - and being sold with full vacant possession - the property affords excellent living accommodation plus the opportunity to add either a loft extension or a rear ground floor extension under permitted development regulations. Currently, the accommodation incorporates two generously proportioned reception rooms and a galley style kitchen on the ground floor, with three bedrooms (two doubles, one single) and the family bathroom upstairs. The property will, in truth, need some updating and modernisation but is an ideal blank canvass for a discerning buyer to sculpt to their own designs and tastes. Externally, the has a private off road parking for 2 - 3 vehicles to the front, a small formal front garden and a 30 ft enclosed rear garden - perfect for kids or pets! Other benefits include double glazed windows, gas/radiator central heating and a large shed in the rear garden. In terms of local facilities, Sutton Common BR station is 0.3 miles away - a Thameslink station offering access to Wimbledon, Tooting, Streatham, St Pancras, Hendon and St Albans - whilst Sutton Mainline station is just under two miles distant (two stops) providing fast frequent trains to London Victoria, London Bridge and The City. In terms of education, several independent websites have named Sutton as being the joint best London borough for schooling in 2025 - with Dibdin Road being located only 10 minutes walk from Glenthorne High School and just a mile away from Greenshaw High School - whilst also providing access to five Grammar Schools and numerous other local State primary & secondary establishments. A real opportunity for someone to put their stamp on this excellent family home - viewing is very highly recommended - so call today to book your appointment to visit



- Being sold with full vacant possession with no onwards chain
- A substantial three bedroom/two reception room semi detached home located close to great transport links and several excellent schools
- Accommodation comprises: Enclosed storm porch, entrance hall, living room, dining room & galley kitchen on the ground floor, with three beds and the family bathroom upstairs
- Off street parking to the front for 2 - 3 vehicles - south facing 30 ft enclosed rear garden
- Some modernisation & updating required but some potential for extension either into the loft or to the rear under permitted development regulations
- Freehold; Council Tax Band "D"; EPC rating "D"
- 0.3 miles/5 minutes walk to Sutton Common station affording Thamelink trains to Wimbledon, Tooting, Streatham, St Pancras, Hendon and St Albans.
- 0.5 miles (10 minutes walk) to Glenthorne & 20 minutes walk to Greenshaw - both highly regarded High Schools
- 0.75 miles to the shops bars & restaurants of Sutton town centre
- Viewing highly recommended - book your visit today!

