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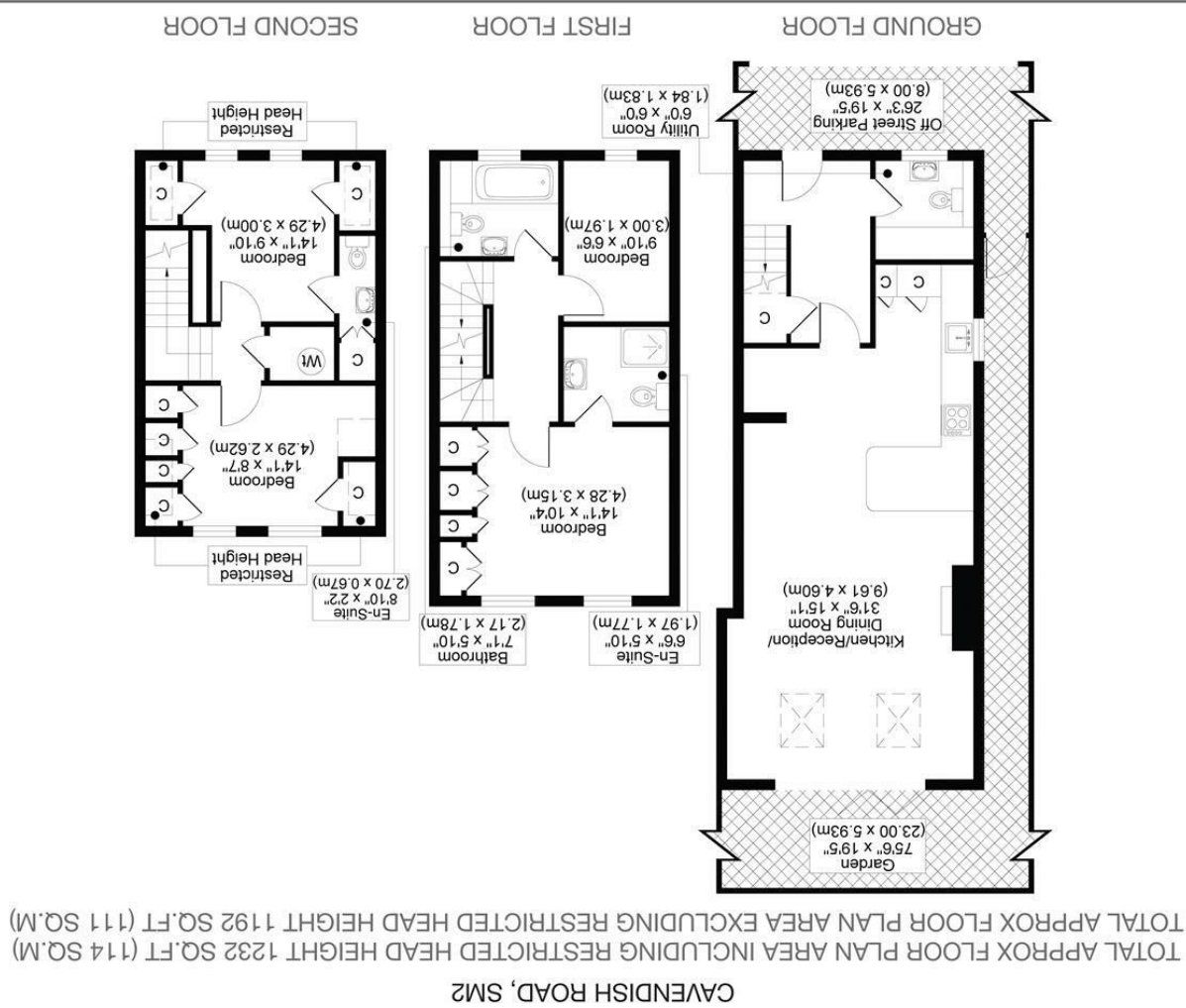
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



****GUIDE PRICE £775,000 - £800,000****

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB 4 BEDROOM TOWN HOUSE SITUATED WITHIN JUST 0.5 MILES OF SUTTON MAIN LINE STATION, OFFERING FANTASTIC TRANSPORT LINKS INCLUDING THE THAMESLINK AND VICTORIA LINE SERVICES.

THE ACCOMMODATION IS ARRANGED OVER 3 FLOORS, COMPRISING ENTRANCE HALL, UTILITY ROOM WITH W/C, A LUXURY OPEN PLAN FITTED KITCHEN/DINER/RECEPTION WITH BIFOLD DOORS TO THE REAR GARDEN.

ON THE FIRST FLOOR, YOU ARE PRESENTED WITH THE MASTER BEDROOM WHICH BENEFITS FROM AN ENSUITE BATHROOM, A FURTHER BEDROOM AND MODERN FAMILY BATHROOM. WHILST ON THE 2ND FLOOR, YOU WILL FIND TWO DOUBLE BEDROOMS, ONE OF WHICH HAS AN ENSUITE W/C.

SCHOOLS IN THE AREA CONSIST OF HARRIS ACADEMY SUTTON, AVENUE PRIMARY ACADEMY, DEVONSHIRE PRIMARY SCHOOL & OVERTON GRANGE SCHOOL TO NAME A FEW.

TO ARRANGE A VIEWING CALL OUR EXPERIENCED SALES TEAM TODAY.

- OFF STREET PARKING
- 0.5 MILES FROM SUTTON MAINLINE STATION
- MODERN THROUGHOUT
- COUNCIL TAX BAND E
- EPC RATING B

