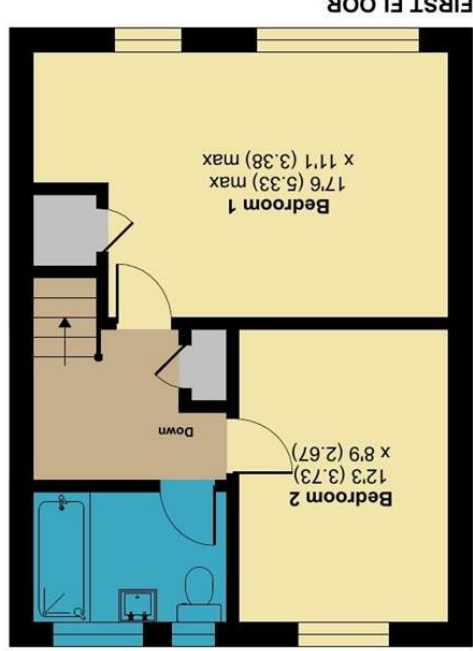
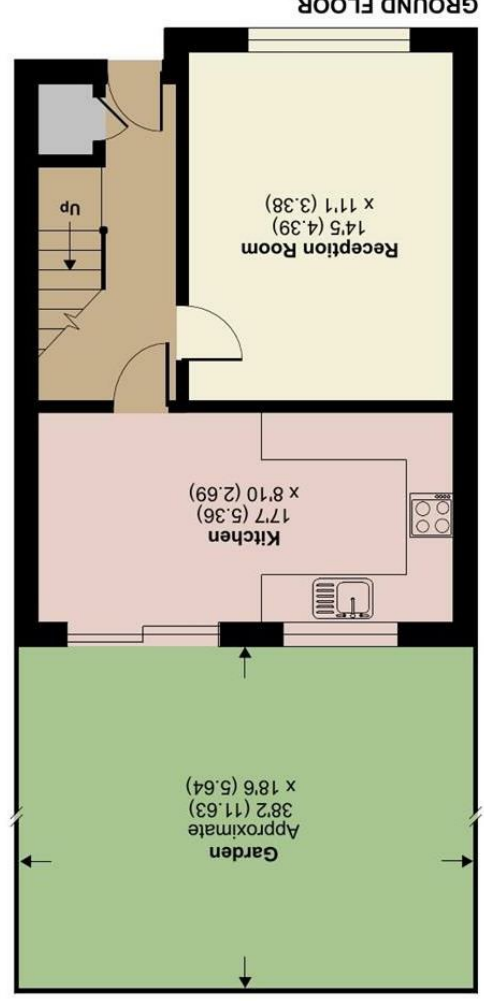


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecsm 2024. REF: 1076337



Approximate Area = 838 sq ft / 77.8 sq m
For identification only - Not to scale

Bicknoller Close, Sutton, SM2



BICKNOLLER CLOSE, SUTTON SM2 5NQ

OFFERS IN EXCESS OF £450,000

LOCATED CLOSE TO NEARBY OUTSTANDING SCHOOLS HARRIS ACADEMY 0.25 MILES AND AVENUE PRIMARY ACADEMY 0.43 MILES BUT ALSO BENEFITS FROM BEING JUST 0.30 MILES FROM BELMONT RAIL STATION , OFFERING BOTH SOUTHERN SERVICES INTO LONDON VICTORIA, LONDON BRIDGE AND ST PANCRAS INTERNATIONAL, YOU WILL FIND THIS SPACIOUS TWO-DOUBLE BEDROOM MID-TERRACE HOUSE JUST WAITING TO BE VIEWED!

ON THE GROUND FLOOR, THE PROPERTY OFFERS A LARGE LOUNGE AND A KITCHEN/DINER WITH DIRECT ACCESS OUT TO THE TRANQUIL REAR GARDEN.

UPSTAIRS, THE PROPERTY OFFERS TWO SUPERB DOUBLE BEDROOMS, AND A FAMILY BATHROOM.

THE PROPERTY ALSO BENEFITS FROM A PRIVATE DRIVEWAY AND A HUGE POTENTIAL TO EXTEND (S.T.P.P).

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- CLOSE TO LOCAL OUTSTANDING SCHOOLS
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND D
- EPC RATING C

