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RICS

The Property Ombudsman

CHRISTIES

Illustration for identification purposes only. Measurements are approximate, not to scale.  
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Approximate Gross Internal Area = 88.6 sq m / 1009 sq ft  
 Garage = 12 sq m / 129 sq ft  
 Total = 110.4 sq m / 1188 sq ft

Longford Gardens



CHRISTIES



# LONGFORD GARDENS, SUTTON SM1 3DR

ASKING PRICE £625,000

LOCATED JUST 0.7 MILES FROM SUTTON COMMON STATION OFFERING THAMES LINK SERVICES INTO LONDON, YOU WILL FIND THIS BEAUTIFULLY PRESENTED 3-BEDROOM SEMI-DETACHED FAMILY HOME.

THE PROPERTY IS ARRANGED OVER TWO FLOORS AND UPON ENTERING YOU IMMEDIATELY REALIZE HOW WELL THE CURRENT OWNERS HAVE MAINTAINED THEIR HOME. ON THE GROUND FLOOR YOU ARE PRESENTED WITH A SEPERATE LIVING ROOM, WC, OPEN PLAN KITCHEN/DINER WITH VIEWS OVER THE GARDEN AND A DOWNSTAIRS BEDROOM. UPSTAIRS YOU HAVE A FURTHER TWO BEDROOMS AND A FANTASTIC FAMILY BATHROOM.

THE PROPERTY BENEFITS FROM A DETACHED GARAGE ALONG WITH PARKING FOR SEVERAL CARS TO THE FRONT OF THE PROPERTY.

THE PROPERTY IS PERFECTLY LOCATED FOR LOCAL SCHOOLS WITH SEVERAL OUTSTANDING SCHOOLS IN THE AREA.

CALL CHRISTIES TODAY ON 020 8643 7777 TO ARRANGE A VIEWING.

- CLOSE TO OUTSTANDING SCHOOLS
- DETACHED GARAGE & OFF STREET PARKING
- BEAUTIFULLY PRESENTED FAMILY HOME
- EPC RATING C
- COUNCIL TAX BAND D

