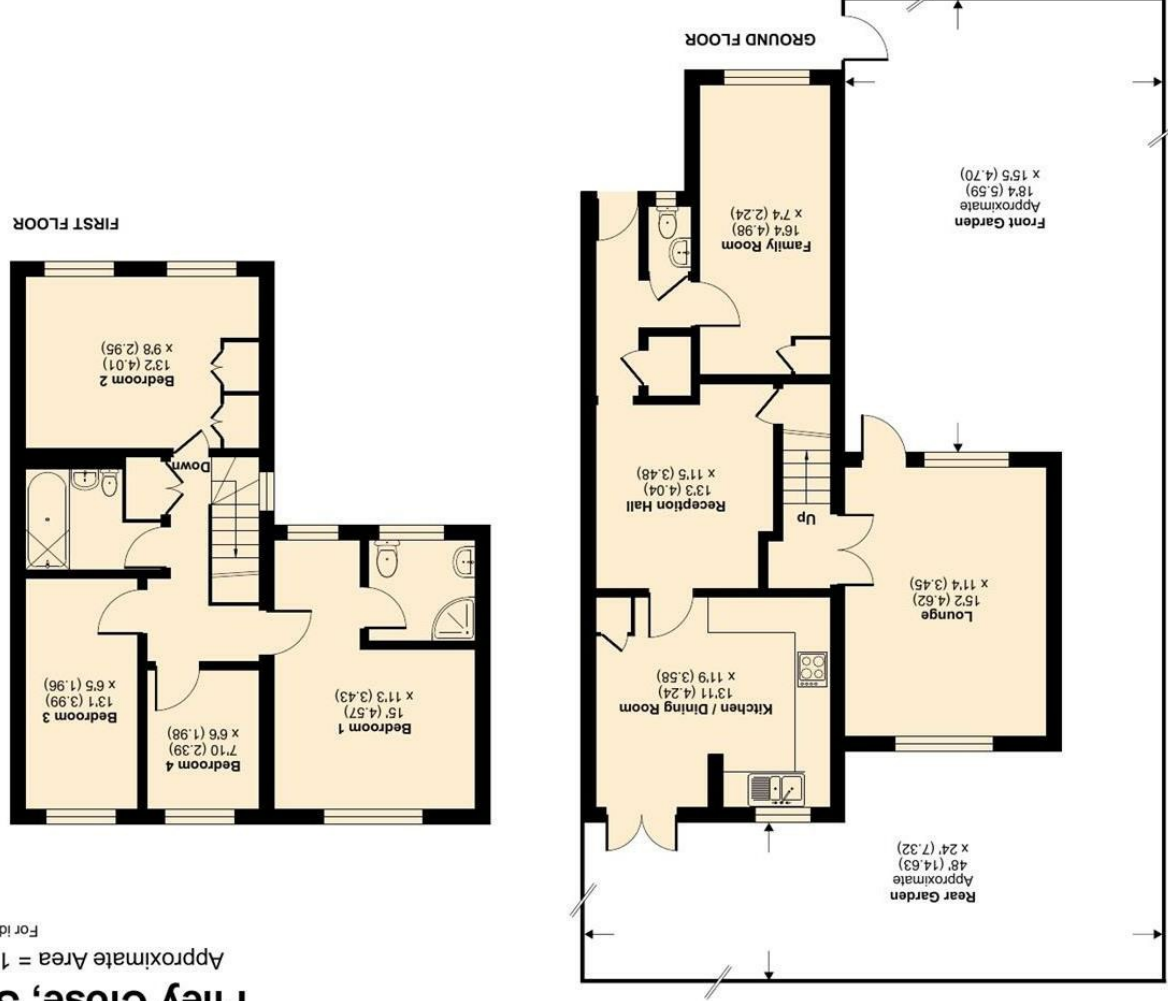




Certified Property Measurer RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nckbecom 2024. REF: 1137013



**Filey Close, Sutton, SM2**  
Approximate Area = 1260 sq ft / 117 sq m  
For identification only - Not to scale



# FILEY CLOSE, SUTTON SM2 5JZ

OFFERS IN EXCESS OF £700,000

WELCOME TO THIS CHARMING PROPERTY LOCATED ON FILEY CLOSE IN THE DESIRABLE AREA OF SUTTON. THIS DELIGHTFUL HOUSE BOASTS TWO RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH FOUR BEDROOMS, THERE IS PLENTY OF ROOM FOR A GROWING FAMILY OR FOR THOSE WHO ENJOY HAVING A HOME OFFICE OR GUEST ROOM.

THE PROPERTY FEATURES ONE FAMILY BATHROOM AND A GROUND FLOOR W/C, ENSURING CONVENIENCE AND COMFORT FOR ALL RESIDENTS. THE MASTER BEDROOM COMES WITH AN EN SUITE, OFFERING A TOUCH OF LUXURY AND PRIVACY FOR THE LUCKY OWNERS.

SITUATED IN A PEACEFUL NEIGHBOURHOOD, THIS HOUSE PROVIDES A PERFECT RETREAT FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE. THE LOCATION OFFERS EASY ACCESS TO LOCAL AMENITIES, SCHOOLS, AND GREEN SPACES, MAKING IT AN IDEAL PLACE TO CALL HOME.

DO NOT MISS THE OPPORTUNITY TO MAKE THIS HOUSE YOUR OWN AND CREATE LASTING MEMORIES IN THIS WONDERFUL PROPERTY. CONTACT US TODAY TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS OWNING YOUR DREAM HOME ON FILEY CLOSE.

- AMPLE PARKING
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- TWO RECEPTION ROOMS & MASTER EN-SUITE!
- COUNCIL TAX BAND E
- EPC RATING C

