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Ferndown Close, Sutton

Guide Price £700,000



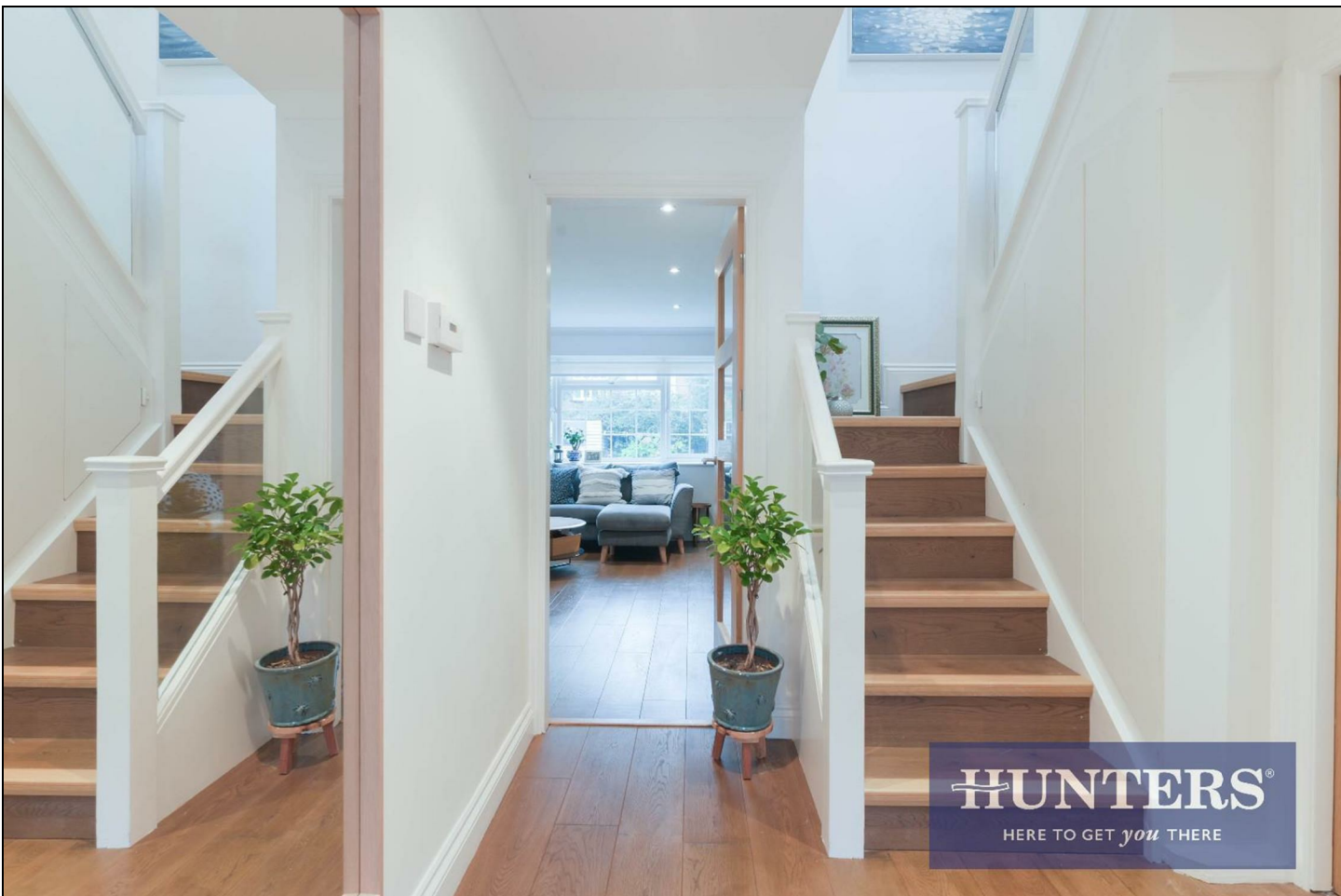
****Vendor Contract Ready, Chain Complete**** Guide Price £700,000 - £725,000** We are delighted to present this family home on the doorstep of highly sought after Sutton schools in a quiet cul-de-sac. The property benefits from water underfloor heating on both floors providing excellent energy efficiency throughout with the added benefit of multiple skylights creating a very bright, spacious atmosphere inside.

With four double bedrooms and two bathrooms this home is ideal for most families. Furthermore there is off street parking available to the front of the property Viewings Highly Recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
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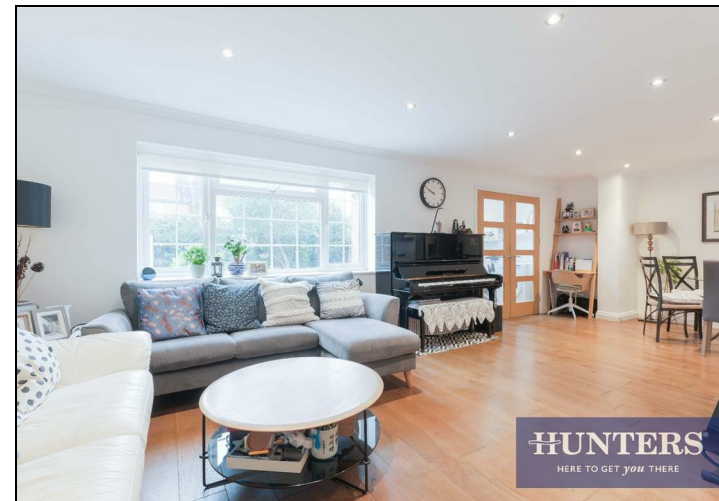
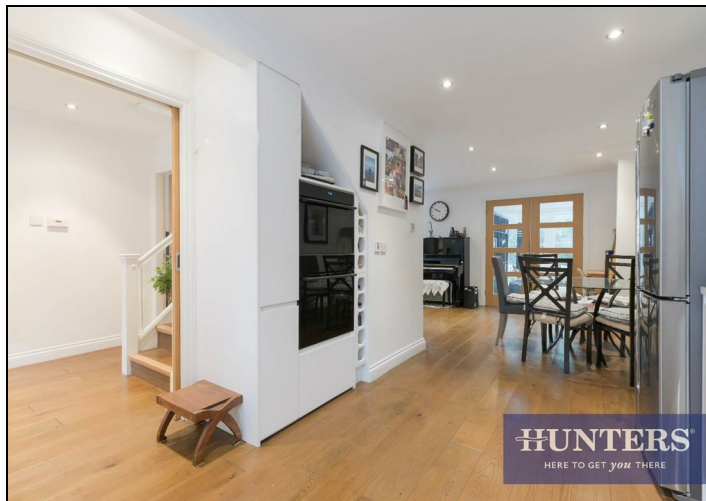


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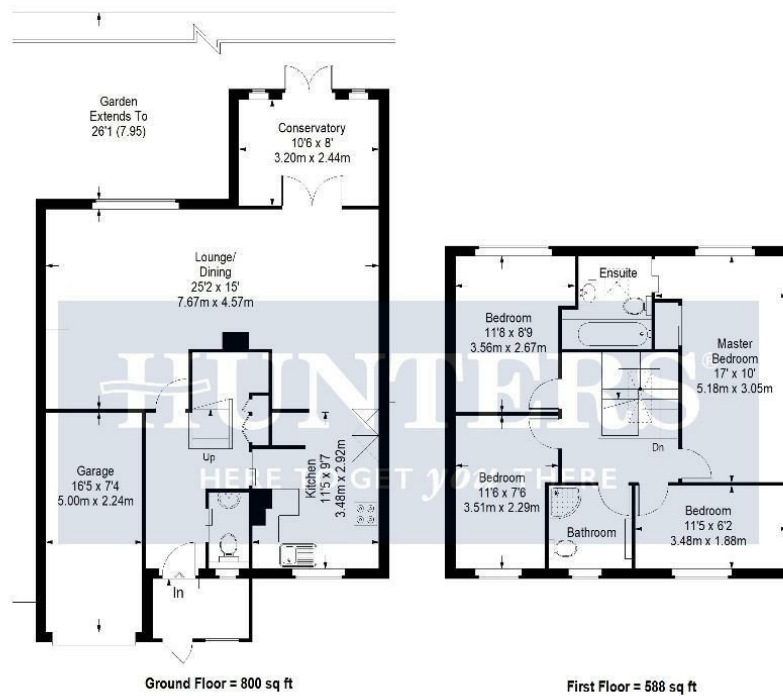
KEY FEATURES

- Vendor Contract Ready
 - Complete Chain
- Water Underfloor Heating on Both Floors
 - Four Bedrooms
 - Two Bathrooms
 - Off Street Parking
 - Private Rear Garden
- School Catchment Area
- Viewings are Highly Recommended



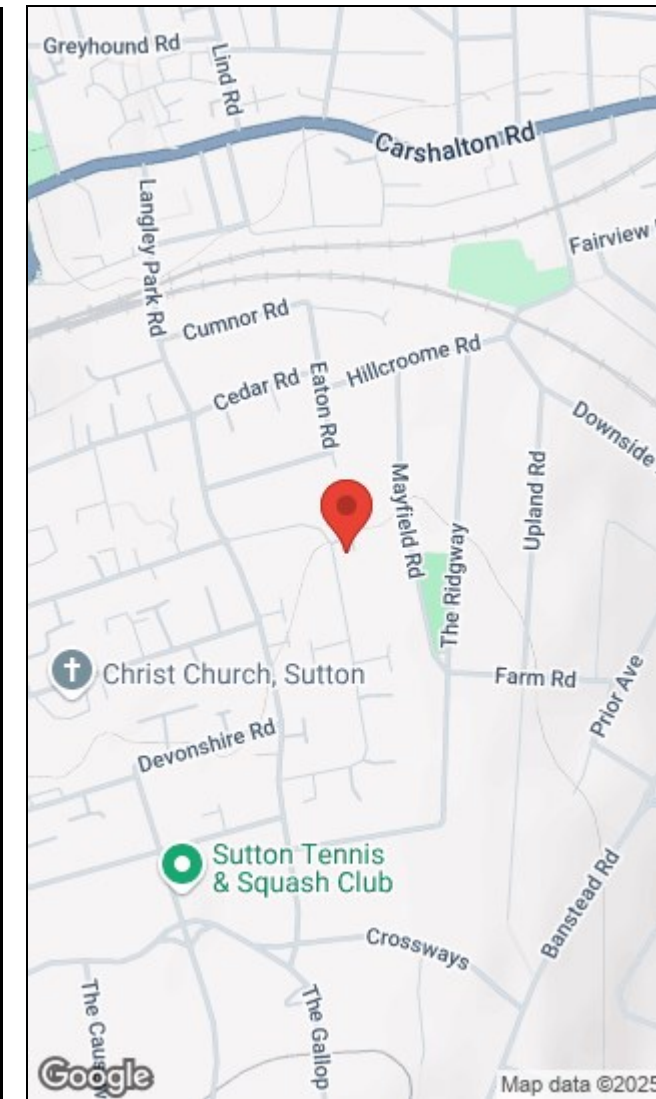


Ferndown Close



Approximate Gross Internal Area
GROUND FLOOR = 800 sq ft / 74.32 sq m
FIRST FLOOR = 588 sq ft / 54.63 sq m
Total = 1388 sq ft / 128.95 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D357409)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	64

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