



Flat 43, Devonshire House Devonshire Avenue, South Sutton, SM2 5JJ



Guide price £325,000

WH WATSON HOMES
Estate Agents

NO ONWARD CHAIN & LONG LEASE

Nestled in the sought-after Devonshire Avenue in Sutton, this charming two-bedroom ground floor flat is a gem waiting to be discovered. Boasting a spacious living room perfect for entertaining, a separate kitchen, a family bathroom, and two generously sized bedrooms with built in wardrobes, this property offers comfortable living spaces for you to enjoy.

Added luxury of your own balcony and a garage for your convenience, this flat provides both indoor and outdoor benefits. The added bonus of parking ensures that you never have to worry about finding a spot for your vehicle.

Surrounded by picturesque grounds and communal gardens, this residence offers a tranquil escape from the hustle and bustle of everyday life. Its proximity to Devonshire Primary School, Sutton town centre, and Sutton Mainline station makes it an ideal location for families and commuters alike. Additionally, with easy access to bus routes leading to Morden, Wimbledon, and Epsom, this property provides excellent connectivity.

Presented with no onward chain, this property is a rare find in the market. Don't miss the opportunity to make this delightful flat your new home. Book a viewing today and experience the charm and convenience that this property has to offer.

Accommodation

Communal Entrance: communal hall leading to:

Private Entrance: hardwood front door

Entrance Hall

Lounge & Dining Area : 23'10 x 14'5 Large double glazed windows and door to private balcony with two doors, open to

Dining Area: parquet flooring present, hatch to kitchen

Kitchen: 8'4 x 7'6 range of modern wall and base units, stainless steel sink/drain unit with mixer tap, integrated electric hob and electric oven, fitted extractor hood, plumbing for washing machine and dishwasher, part tiled walls, wall mounted gas combi boiler

Bedroom 1: 13'5 x 12'3, built in storage area

Bedroom 2: 11'8 x 6'7 built in storage area

Bathroom: 7'9 x 5'1 modern suite comprising panelled bath with shower/mixer attachment, low level WC suite, pedestal hand basin, various bathroom accessories

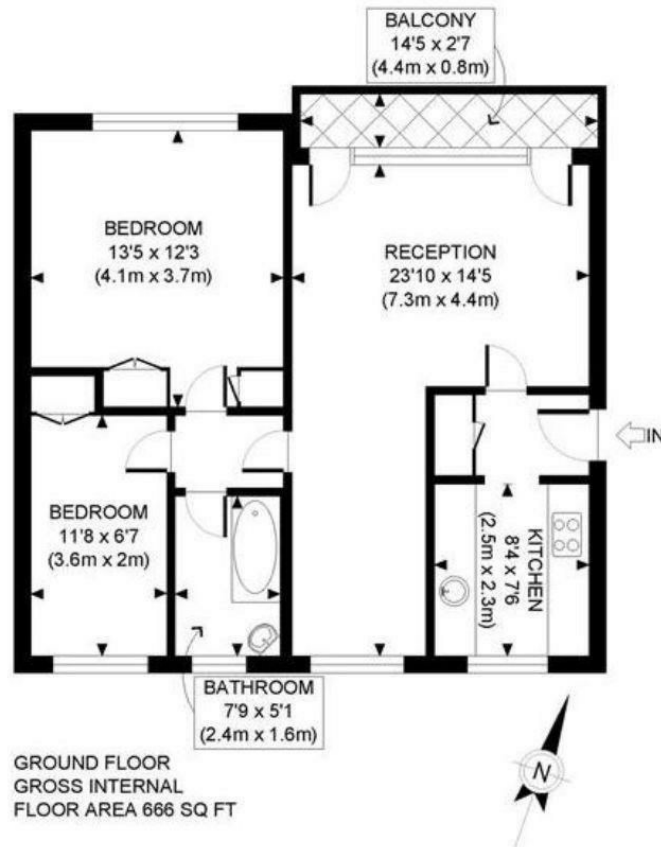
Balcony 14'5 x 2'7

communal grounds

Garage en bloc

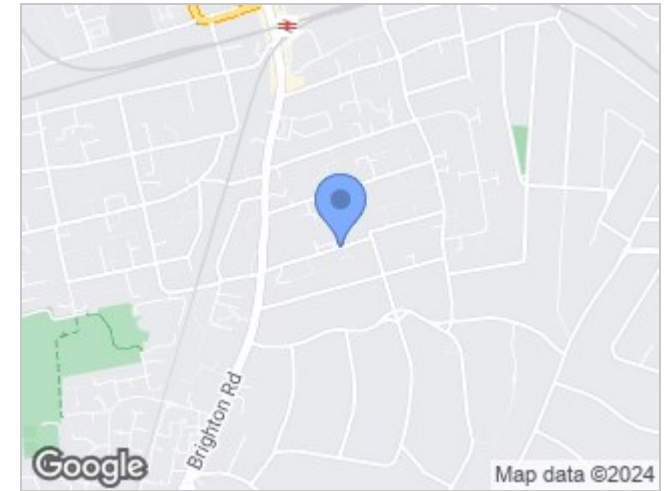


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APPROX. GROSS INTERNAL FLOOR AREA: 666 SQ FT/ 62 SQM

This plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this Floor Plan, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions.



Energy Performance Graph

