



Flat 24, Albion Court Albion Road, Sutton, Surrey, SM2 5TB



Guide price £325,000

**WH WATSON HOMES**  
Estate Agents



# Flat 24, Albion Court Albion Road

Sutton, SM2 5TB

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### SHARE OF FREEHOLD & CHAIN FREE

Nestled on the serene Albion Road in Sutton, this charming maisonette presents a wonderful opportunity for those seeking a delightful home. Boasting a spacious living area, a stylish kitchen, and two double bedrooms, this property offers comfort and convenience in equal measure.

Situated in South Sutton, this residence is ideally positioned within a leisurely stroll of Sutton mainline train station, making commuting a breeze. Additionally, its proximity to esteemed primary and secondary schools.

Outside, a communal garden provides a tranquil retreat, while communal parking and a garage en-block offer ample space for your vehicles. With Sutton high street just a short walk away, you'll have a plethora of shops and eateries at your fingertips.

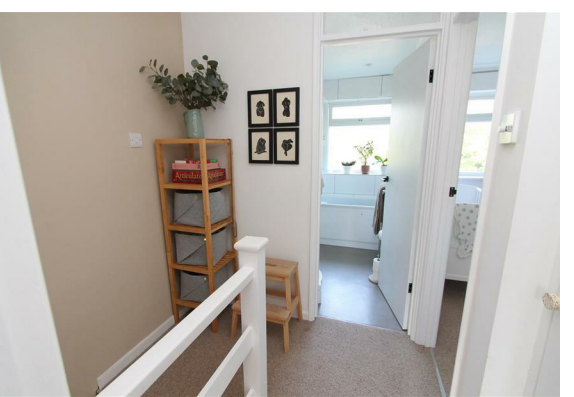
Don't let this fantastic opportunity slip through your fingers - contact Watson Homes today to arrange a viewing of this exclusive property on Albion Road.

### Accommodation

Double glazed front door leading into

Entrance Hall  
Radiator, wood laminate flooring

Kitchen  
Range of modern navy fitted kitchen units, and drawers, Corian natural stone worksurface, inset sink with mixer tap,







integrated oven and gas hob, integrated dishwasher and fridge freezer, cupboard housing combination boiler, tiled splashback, linoleum floor, double glazed window to front aspect.

**Open plan Living Dining Room**  
Radiator, wood laminate flooring, under stairs storage with space and plumbing for washing machine, double glazed window to rear aspect.

Stairs to 1st floor hallway, loft access, airing cupboard.

**Bathroom**  
Luxury modern suite comprising of panel enclosed bath with shower screen, Victorian style mixer tap with thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, heated towel rail, tiled walls, linoleum floor, double glazed obscure window to front aspect.

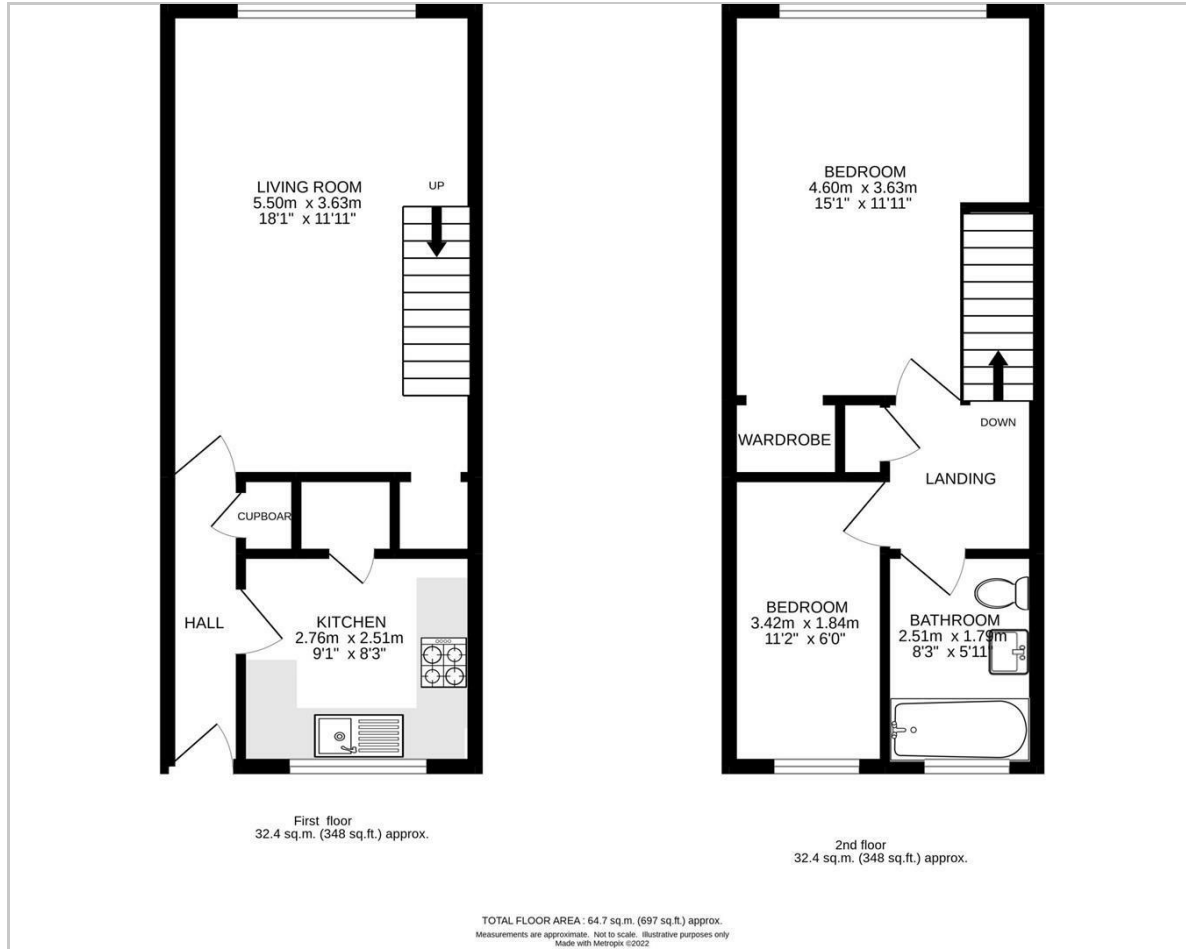
**Bedroom One**  
Radiator, fitted carpet, built-in storage, double glazed window to rear aspect.

**Bedroom Two**  
Radiator, fitted carpet, double glazed window to front aspect.

**Outside**  
Communal gardens  
Garage en- bloc  
Residents unallocated private permit parking



## Floor Plan

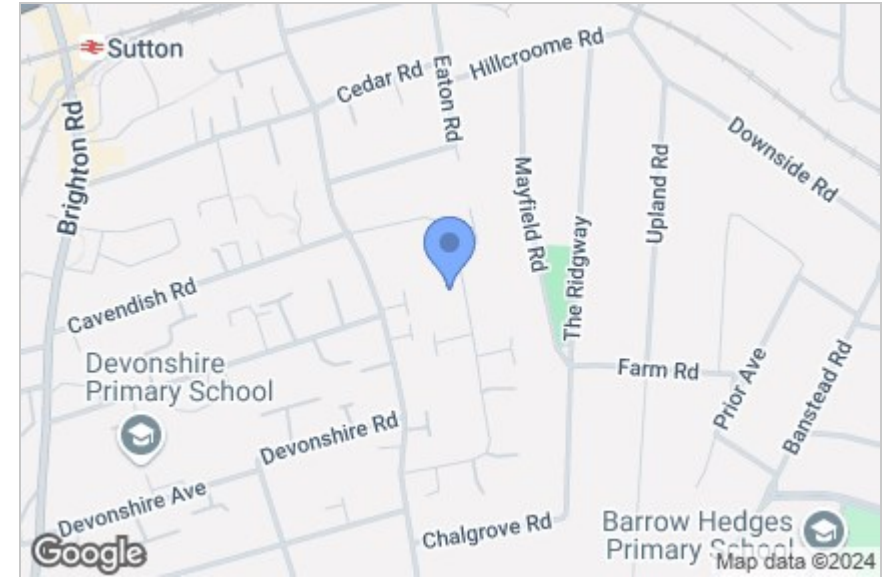


## Viewing

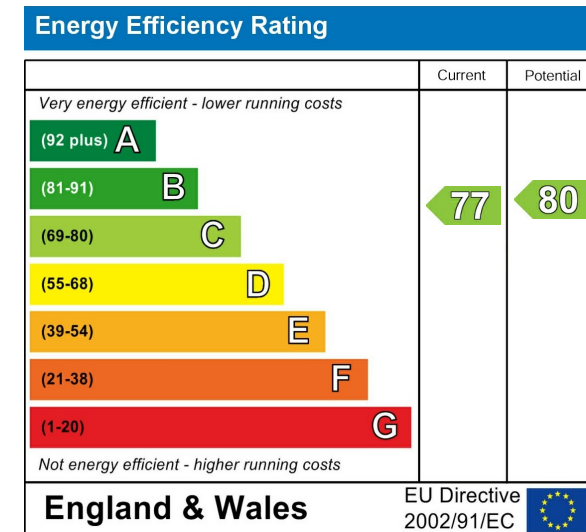
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



58 Banstead Road, Surrey, SM5 3NL

Email: [email@watsonhomesproperty.com](mailto:email@watsonhomesproperty.com) Tel: 020 4537 3222

[www.watsonhomesproperty.com](http://www.watsonhomesproperty.com)