



12 Ockley Court Oakhill Road, Sutton, SM1 3AJ



Guide price £275,000

WH WATSON HOMES
Estate Agents

Watson Homes are pleased to offer this two double bedroom ground floor flat. The property benefits from a spacious lounge/diner, a private balcony, and NO ONWARD CHAIN.

Situated near to 'Manor Park Primary' and 'Sutton Grammar' as well as a number of other grammar schools within easy reach, this home is perfect for families seeking quality education for their children. With beautiful local parks in the vicinity, abundant local amenities, the High Street, Sutton rail station and many bus routes just a stone's throw away, convenience is at your doorstep.

Accommodation

Door to...
Communal entrance

Composite front door to..
Spacious entrance hall
Tiled flooring, wall mounted thermostat, storage cupboard, single panel radiator.

Lounge/diner
UPVC double glazed windows and door to rear aspect and access to private balcony, double panel radiator, coved ceiling.

Kitchen
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above cupboard housing “Worcester” boiler, space and plumbing for washing machine, space for tall standing fridge/freezer, wood effect flooring, obscure UPVC double glazed window to front aspect, coved ceiling.

Bedroom one
UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes and shelving.

Bedroom two
UPVC double glazed window to front aspect, single panel radiator.

Bathroom
Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash

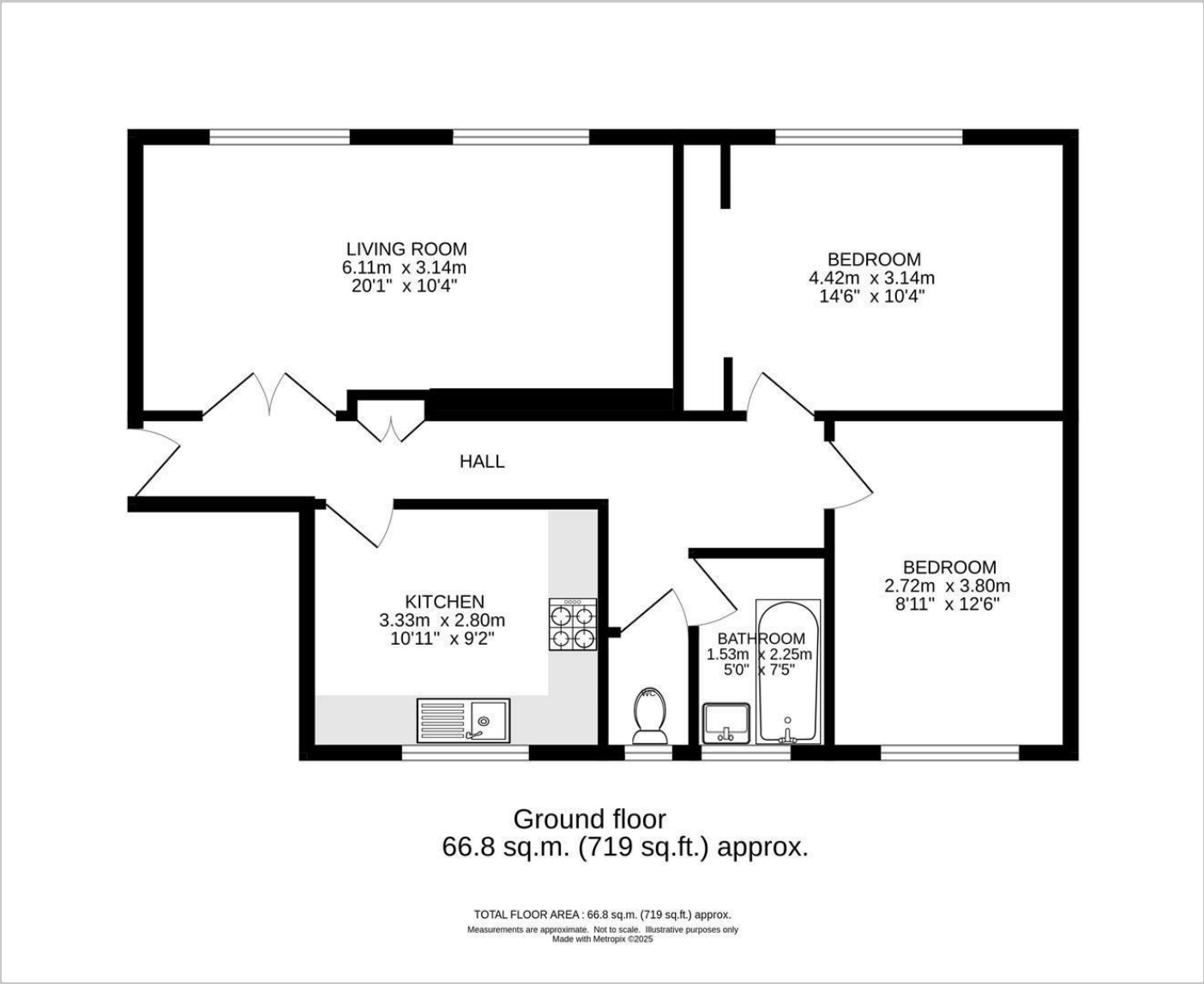
hand basin with chrome tap, tiled walls, tiled flooring, single panel radiator, obscure UPVC double glazed window to front aspect.

Separate WC
Consisting of low-level flush WC and obscure double glazed window to front.

Outside
Well kept communal grounds, private balcony and residents parking.



Floor Plans



Area Map



Energy Performance Graph

