



6b Cotswold Road
Sutton, SM2 5NL
Guide price £325,000



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169 Year Lease

Nestled on the charming Cotswold Road in Sutton, this exquisite first-floor split-level maisonette offers a delightful blend of comfort and style. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a serene living space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The maisonette boasts a thoughtfully designed layout that maximises space and natural light, creating an airy and bright environment throughout. The modern bathroom is equipped with all the necessary amenities, ensuring convenience and comfort for daily routines.

One of the standout features of this property is its prime location. Situated within walking distance to Belmont Village, residents can enjoy easy access to a variety of excellent primary & secondary schools local shops, cafes, and amenities, making everyday life both convenient and enjoyable.

Accommodation

Sheltered entrance
Obscure stained glass wooden front door to..

Entrance porch, part glazed wooden front door to..
Inner lobby
Stairs to 1st floor landing
Stripped floorboards, wall mounted thermostat.

Lounge/diner

Large UPVC double glazed bay window to front aspect, double panel radiator, ceiling cornice and ceiling rose, fitted storage cupboards and shelving.

Kitchen

Range fitted modern wall units with matching cupboards and drawers below, wooden worktops with inlaid ceramic sink and brushed chrome





mixer tap, space and plumbing for washing machine, space for cooker, space for tall standing fridge/freezer, cupboard housing combination boiler, tiled flooring, tiled splashback, UPVC double glazed window to front aspect.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator.

Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC, part tiled walls, tiled flooring, heated chrome towel rail, obscure UPVC double glazed window to rear aspect.



Stairs to 2nd floor

Main bedroom

Two Velux windows to rear aspect, storage recess and access to eaves, single panel radiator.



Room sizes:

Landing

Lounge: 15'7 x 10'5 (4.75m x 3.18m)

Kitchen: 9'1 x 7'7 (2.77m x 2.31m)

Bedroom 1: 13'5 x 10'4 (4.09m x 3.15m)

Family Bathroom: 7'6 x 5'8 (2.29m x 1.73m)

Landing

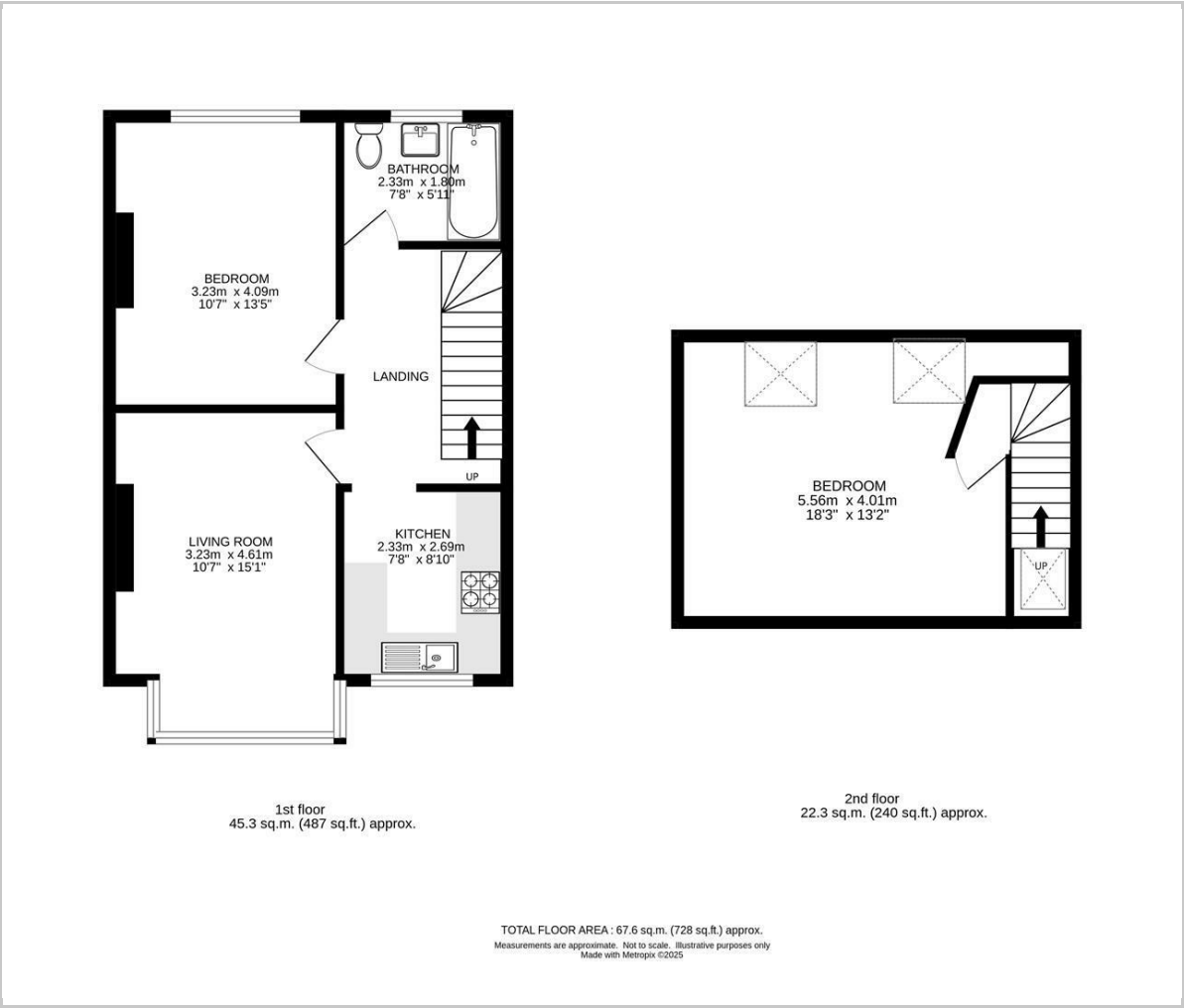
Bedroom 2: 14'8 x 12'8 (4.47m x 3.86m)



BUYER'S INFORMATION

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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

