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Chipstead Close  
Sutton, SM2 6BF  
Guide price £270,000





# Chipstead Close, Sutton, SM2 6BF

GUIDE PRICE £270,000 - £290,000 Few apartments come to market that offer as much in their price range as Chipstead Close. Being such a great layout and size, you'll love sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. So, what about the rest of the rooms? Well you'll certainly not be disappointed with the spacious kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some rest, we'll bet that you'll have an amazing nights sleep in your master bedroom that is a sanctuary of style and peace - with you also having integrated wardrobes. The second bedroom is also a good size and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid working times. All the rooms are served by a refitted bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the communal gardens wrap around the building, but the property features another big bonus - residents parking - super convenient! Lastly we have to mention the location. Situated close to Sutton & Belmont, you are close to the 2 stations, the high street with fabulous shopping & amenities and how can we not mention the schools? If needed, the kids will benefit from some of the finest education in the country!



## GROUND FLOOR

Hallway

Living/Dining Room  
14'1 x 13'1 (4.29m x 3.99m)

Kitchen  
10'9 x 6'11 (3.28m x 2.11m)

Bedroom  
12'4 x 9'10 maximum (3.76m x 3.00m maximum)

Bedroom  
10'7 x 6'4 (3.23m x 1.93m)

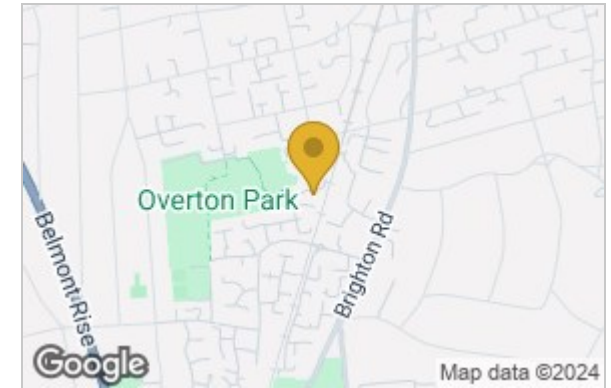
Bathroom  
8'4 x 4'6 (2.54m x 1.37m)

## OUTSIDE

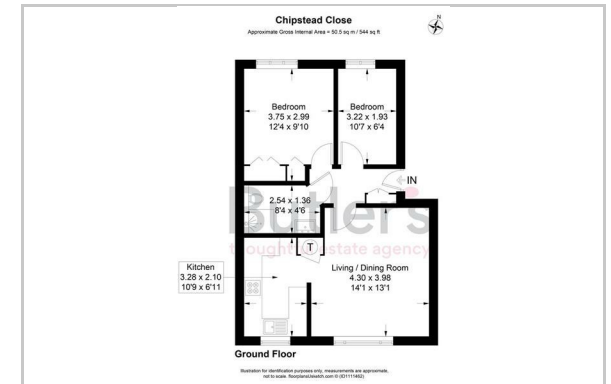
Residents Parking

Communal Grounds

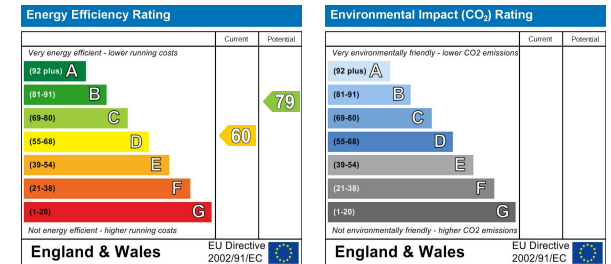
## Area Map



## Floor Plan



## Energy Efficiency Graph



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