



www.centro-pic.uk | Telephone 020 8401 5000  
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

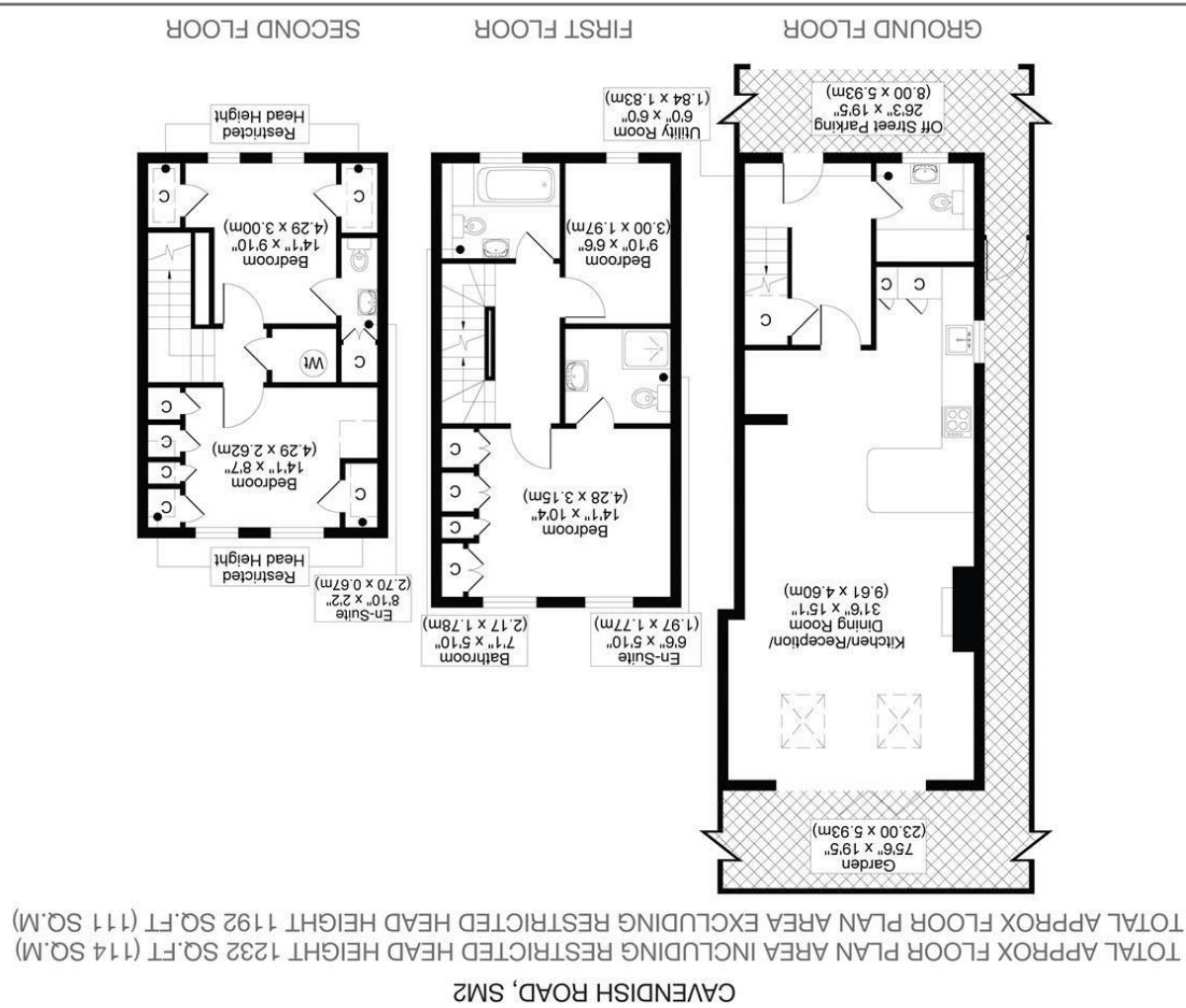
RICS

The Property Ombudsman

CHRISTIES

optica  
 MEDA  
 optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES





**\*\*GUIDE PRICE £775,000 - £800,000\*\***

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB 4 BEDROOM TOWN HOUSE SITUATED WITHIN JUST 0.5 MILES OF SUTTON MAIN LINE STATION, OFFERING FANTASTIC TRANSPORT LINKS INCLUDING THE THAMESLINK AND VICTORIA LINE SERVICES.

THE ACCOMMODATION IS ARRANGED OVER 3 FLOORS, COMPRISING ENTRANCE HALL, UTILITY ROOM WITH W/C, A LUXURY OPEN PLAN FITTED KITCHEN/DINER/RECEPTION WITH BIFOLD DOORS TO THE REAR GARDEN.

ON THE FIRST FLOOR, YOU ARE PRESENTED WITH THE MASTER BEDROOM WHICH BENEFITS FROM AN ENSUITE BATHROOM, A FURTHER BEDROOM AND MODERN FAMILY BATHROOM. WHILST ON THE 2ND FLOOR, YOU WILL FIND TWO DOUBLE BEDROOMS, ONE OF WHICH HAS AN ENSUITE W/C.

SCHOOLS IN THE AREA CONSIST OF HARRIS ACADEMY SUTTON, AVENUE PRIMARY ACADEMY, DEVONSHIRE PRIMARY SCHOOL & OVERTON GRANGE SCHOOL TO NAME A FEW.

TO ARRANGE A VIEWING CALL OUR EXPERIENCED SALES TEAM TODAY.

- OFF STREET PARKING
- 0.5 MILES FROM SUTTON MAINLINE STATION
- MODERN THROUGHOUT
- COUNCIL TAX BAND E
- EPC RATING B

