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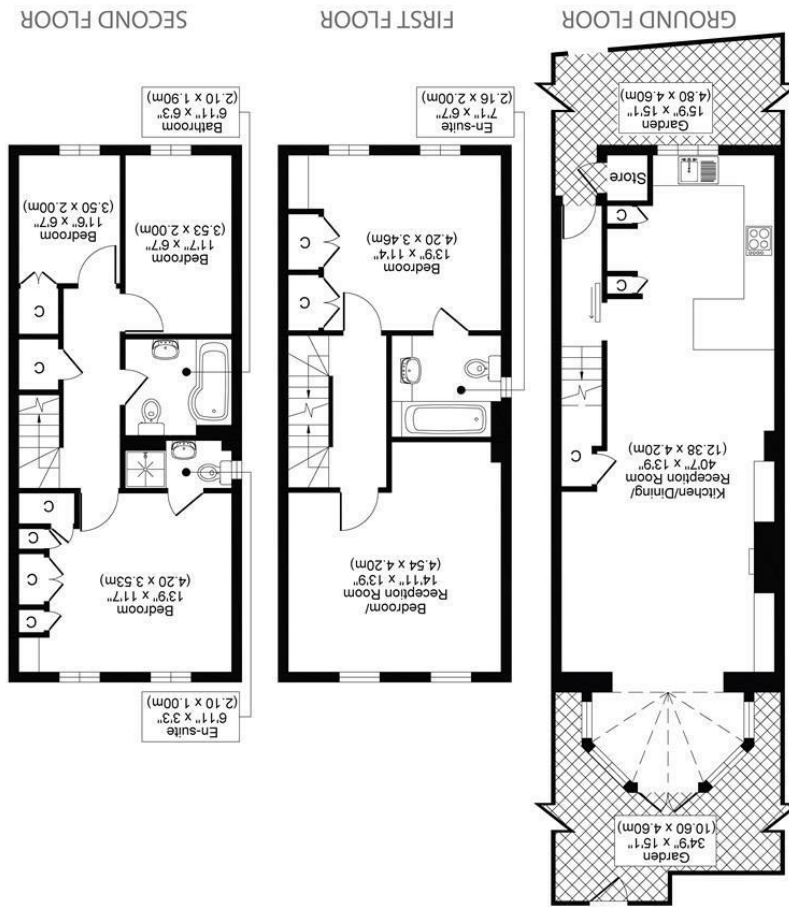
RICS

The Property Ombudsman

CHRISTIES

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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.



TOTAL APPROX FLOOR PLAN AREA 1,442 SQ.FT (134 SQ.M)  
 COURTENAY AVENUE, SM2



CHRISTIES





# COURTENAY AVENUE, SUTTON SM2 5ND

OFFERS IN EXCESS OF £725,000

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB 4-BEDROOM TOWN HOUSE SITUATED IN A MODERN DEVELOPMENT WITHIN A MILE OF BOTH SUTTON & BELMONT TRAIN STATION AS WELL AS LOCAL SHOPS, SCHOOLS & LEISURE FACILITIES.

THE ACCOMMODATION IS ARRANGED OVER 3 FLOORS COMPRISING, ENTRANCE HALL, LUXURY OPEN PLAN FITTED KITCHEN/RECEPTION WITH FRENCH DOORS TO REAR GARDEN.

ON THE FIRST FLOOR YOU ARE PRESENTED WITH THE FAMILY LOUNGE WITH BEAUTIFUL VIEWS OVER OVERTON PARK, AND A FANTASTIC MASTER BEDROOM WITH EN-SUITE. ON THE 2ND FLOOR YOU WILL FIND TWO DOUBLE BEDROOMS BOTH WITH THE LARGER BENEFITING FROM ENSUITE AND A FANTASTIC SINGLE BEDROOM / STUDY PERFECT FOR THOSE WORKING FROM HOME!

THE PROPERTY ALSO BENEFITS FROM BEING IN A GATED DEVELOPMENT AND ALLOCATED PARKING.

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.

- MODERN THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- GATED DEVELOPMENT.
- COUNCIL TAX BAND F
- EPC BAND C

