



42 Lymescote Gardens, Sutton, SM1 2PN

Guide price £315,000



WH WATSON HOMES
Estate Agents

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NEWLY REFURBISHED Watson Homes are delighted to offer this newly refurbished, two double bedroom second floor apartment. The property benefits from a modern kitchen and bathroom, a long lease and no onward chain.

Set in a sought-after location with excellent public transport links, access to local amenities, green spaces, and nearby parks, this flat has everything on its door step.

Accommodation

Stairs to 2nd floor landing

Wooden front door to..

Spacious entrance hall

Wood laminate flooring, cupboard housing new fuse board, single panel radiator, large storage cupboard, wall mounted digital thermostat.

Lounge/diner

UPVC double glazed window bay window to front aspect, single panel radiator, fitted shelving unit and cupboard space, wood laminate flooring, coved ceiling.

Kitchen

Newly fitted range of wooden wall units with matching cupboards and drawers below, quartz effect worktop with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for tall standing fridge/freezer, cupboard housing boiler, tiled splash back, UPVC double glazed window to rear aspect.

Bedroom one

UPVC double glazed window to front aspect, single panel radiator, picture rail, coved ceiling, newly fitted carpet.

Bedroom two
UPVC double

Bathroom
Newly fitted
wall mounted
cupboard to
flooring, tiled

Outside
Well kept garden

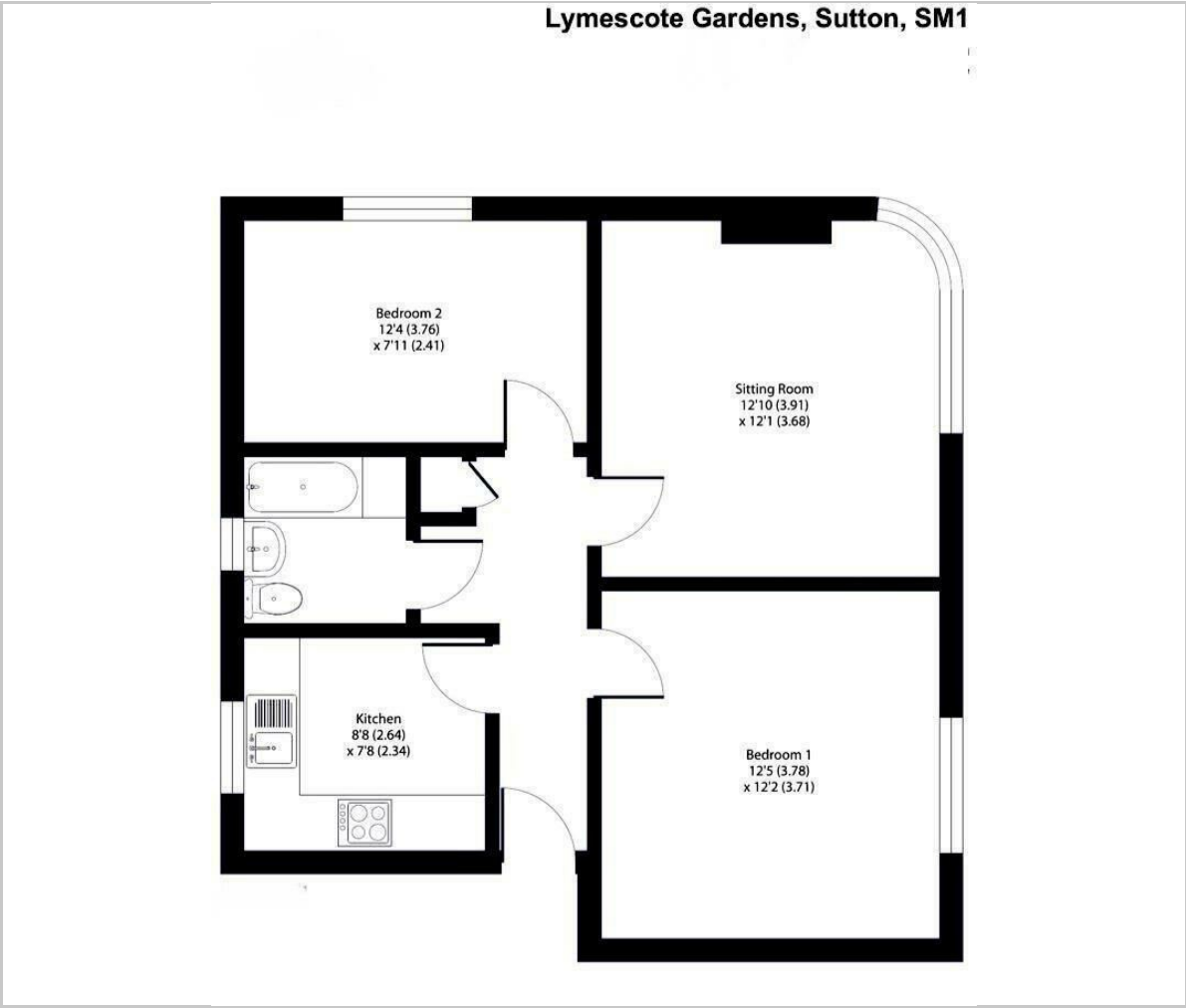
BUYER'S
Under UK
checks on
agents can
conduct the
Please note







Floor Plan

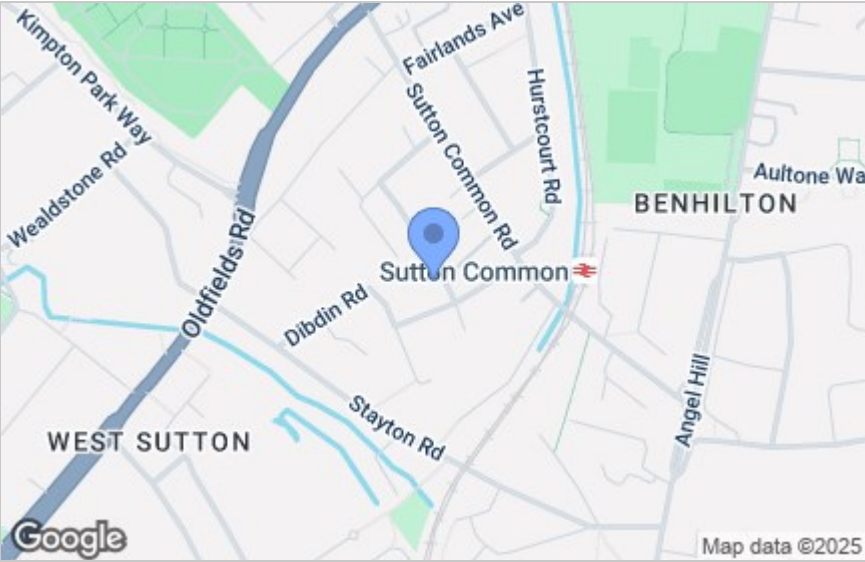


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

