



Chartwell Gardens, Sutton

The **PERSONAL** Agent

Price Guide £475,000

Freehold

- Vendor Suited - Complete Onward Chain
- End of Terrace Three Bedrooms
- Refitted Kitchen / Dining Room
- Spacious Lounge
- Refitted Bathroom
- Southerly Aspect Garden
- Private Off Street Parking For Two Cars In The Form Of A Driveway
- Walk to Shops, Schools & Station



*** GUIDE PRICE £475,000 TO £500,000 ***

Situated within a sought after Cul de Sac of modern family homes is this tastefully refurbished, three bedroom end of terrace house.

The property offers a stunning kitchen / dining room across the rear with a range of fitted units and double doors to the garden. The kitchen flows seamlessly into the spacious lounge.

Upstairs are three well proportioned bedrooms and a stylish and contemporary family bathroom.

The property further benefits from off street parking for two cars in the form of a driveway, and to the rear a charming lawned garden boasting a southerly aspect.

Early viewing highly recommended by sole agents.

The property is situated near both Sutton and Worcester Park town centres with its excellent shopping facilities, bars and restaurants. West Sutton mainline station is also less than half a

mile away with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

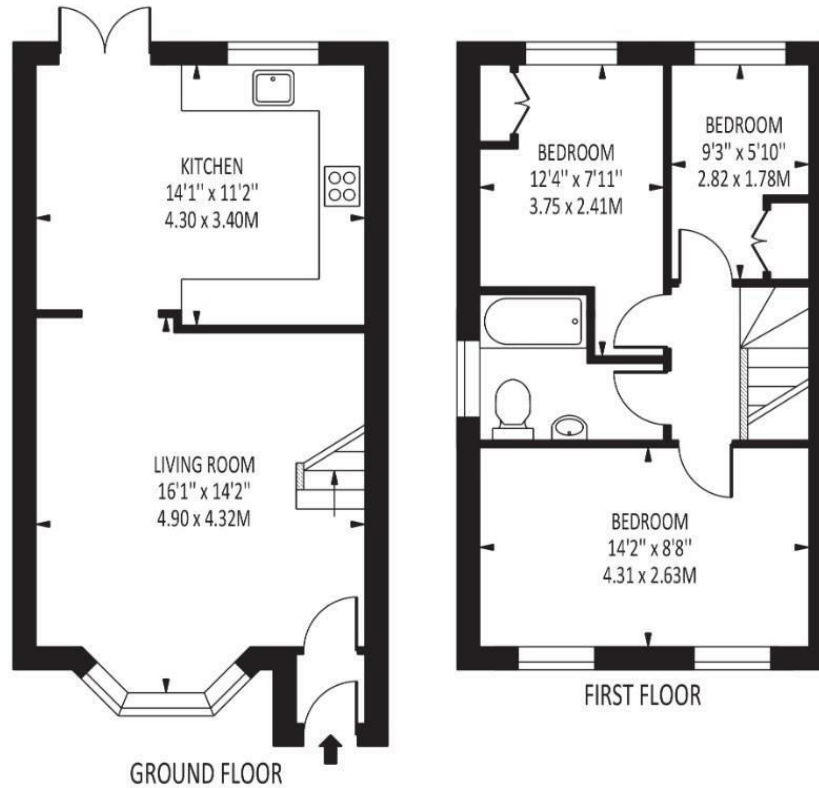
Tenure - Freehold.





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Chartwell Gardens
Total Area: 724 SQ FT • 67.22 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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