



Stonecot Hill, Sutton

The **PERSONAL** Agent

Offers In Excess Of £375,000 Leasehold

- Purpose Built Maisonette
- Private Front Entrance
- Two Double Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Modern Bathroom
- Double Glazing and Gas Central Heating
- Private Fully Enclosed Rear Garden
- Detached Garage
- Leasehold with 118 Years Remaining.



A well presented and deceptively spacious two bedroom first floor maisonette with private fully enclosed rear garden and garage to the rear offered to the market with a long lease conveniently situated for local shops and transport links.

The property occupies a tucked away position set well back from the road and is accessed via shared pathway which leads to a private front entrance with door to a inner lobby with a handy walk-in storage cupboard and stairs to the first floor.

Off the hallway is a handy storage cupboard and access to part boarded loft space and doors to all rooms.

There is a generously sized lounge/dining room with a double glazed leaded light window to the front aspect, coved cornicing, ceiling spot lighting and chimney with fire display recess which provides nice focal point to the room.

The kitchen is fitted with matching range of floor and wall mounted units in white. off set-by complementary brushed chrome handles and incorporating oak effect worktops with inset sink and drainer, four ring gas hob, electric oven with grill, larder cupboard housing gas boiler with space and plumbing for washing machine and double glazed window which overlooks the rear garden.

Two good sized double bedrooms both with double glazed windows and radiators, one of which benefits from floor to ceiling wardrobe cupboards.

The bathroom is larger than average and fitted in a matching contemporary suite in white with a separate corner shower and an obscured double glazed window to the side aspect.

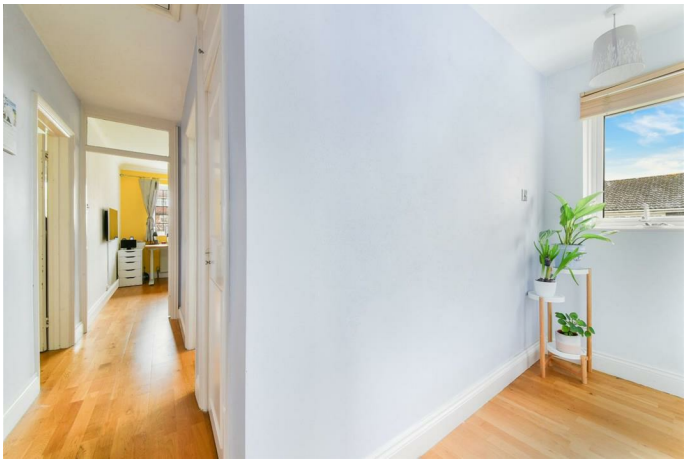
A particular feature of the property is a fully enclosed level rear garden with a paved terrace providing plenty of space for

entertaining and providing access to a detached garage. There is on street parking available across the road, in Dudley Drive.

Tenure: Leasehold: 118 years remaining to 26th March 2142.
The ground rent is currently £200 per annum, charged every 6 months on 25th March & 29th September.
Council Tax: Band 'C'

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 nearby 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.



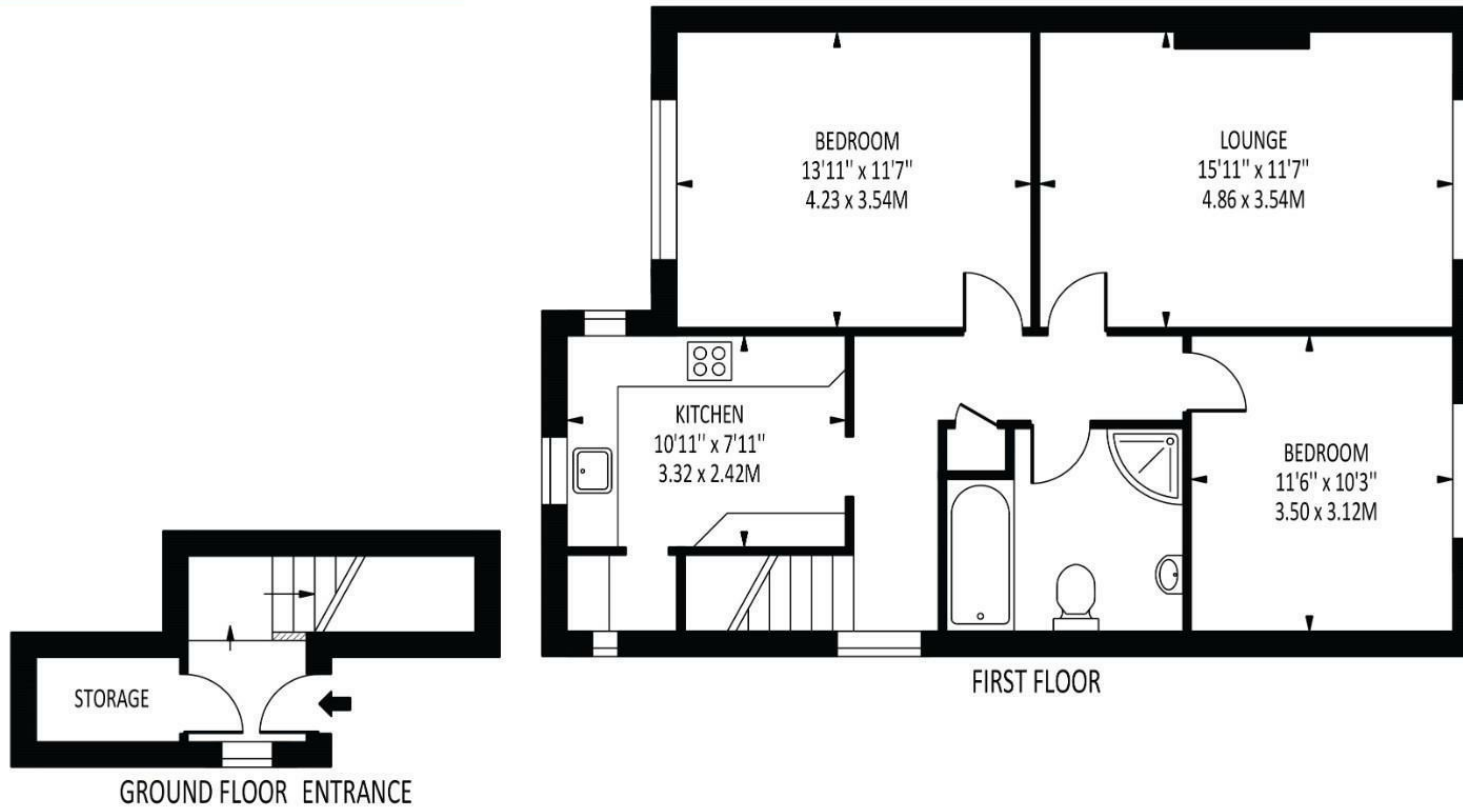


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Total Area: 809 SQ FT • 75.16 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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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