



Abbotts Road, Sutton

The **PERSONAL** Agent

Offers Over £250,000

Leasehold - Share of Freehold

- Ground Floor Maisonette
- Spacious Double Bedroom
- Large Shower Room
- Modern Kitchen
- Private Garden
- Private Driveway
- Share of Freehold + 994 Year Lease
- No Onward Chain
- Fantastic Rental Investment
- Or First Time Home

This fantastic ground floor maisonette is situated within easy walking distance of shops and transport links, and is offered to the market with no chain.

An 18'11" lounge / dining room to the rear has double glazed doors leading to a 30' private garden which is mainly laid to lawn and has a handy side gate for access.

The property boasts a smart, modern



kitchen and a spacious shower room with a double shower.

The bedroom toward the front of the property measures 13'8" in length with a bay window allowing in lots of natural light.

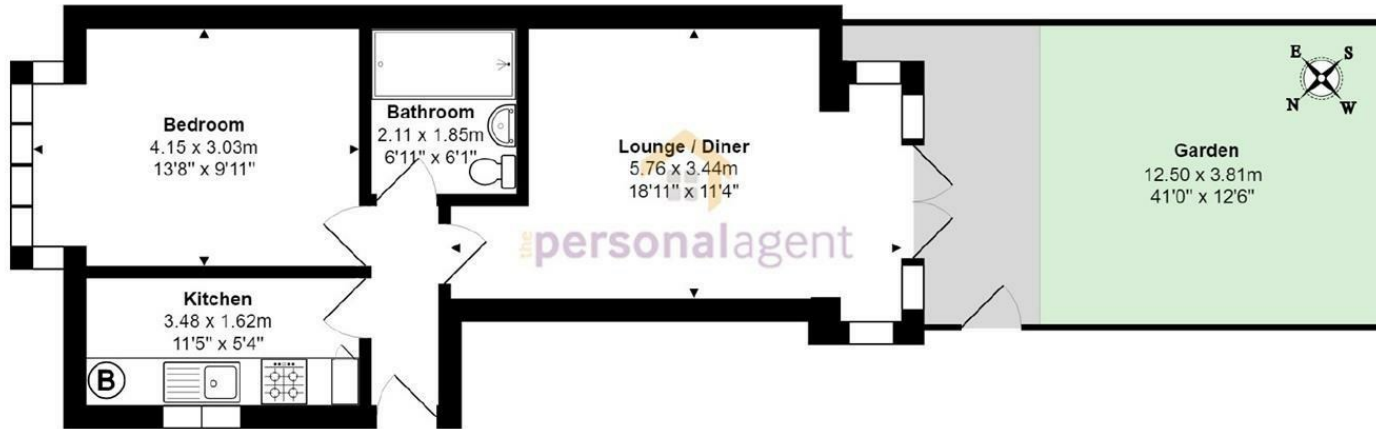
A private driveway to the front completes this fine home.

Share of Freehold. 999 Year Lease From 2019.

Abbotts Road is situated on the edge of the popular Park Farm area just North of Cheam Village, within easy walking distance of a handy parade of shops and local bus routes to a variety of surrounding areas. There are a selection of Ofsted rated 'Outstanding' and 'Good' local schools nearby.



Ground Floor Maisonette



Abbots Road, Sutton

Total Area: 42.8 m² ... 461 ft² (excluding garden)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The
PERSONAL
Agent

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