



Popinjays Row, Netley Close, Sutton

The **PERSONAL** Agent

Price Guide £450,000

Freehold

- Modern style house in desirable location
- Enclosed entrance porch and hallway
- Lounge/dining Room
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Private level rear garden
- Garage en bloc
- Residents parking
- No onward chain

A two bedroom house located in a desirable no through road close to the historic Nonsuch Park offered to the market with no onward chain. The property is in need of some modernisation and there is the added bonus of a garage en-bloc and residential parking.

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.

This home would suit downsizers looking for low maintenance 'turn key' style property or first time



buyers looking for an affordable house or rental investment property.

The property is accessed via an enclosed entrance porch with door to the hallway and stairs to the first floor landing. To the rear is a spacious lounge/dining room creating a cosy and inviting atmosphere with direct access to a level lawned rear garden. The kitchen is fully fitted providing a functional space for all your culinary needs.

On the first floor is a landing with access to an airing cupboard and loft and there are two double bedrooms serviced by a family bathroom.

You step outside on to a lawned rear garden, where

you can enjoy the sunshine for most of the day during the summer. To the rear is a handy shed and gate providing access to a garage en bloc via a residents car park. The property is situated towards the front of a popular cul-de-sac and Nonsuch Park is less than a minute's walk along with transport links and local shops.

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
Council tax band - D





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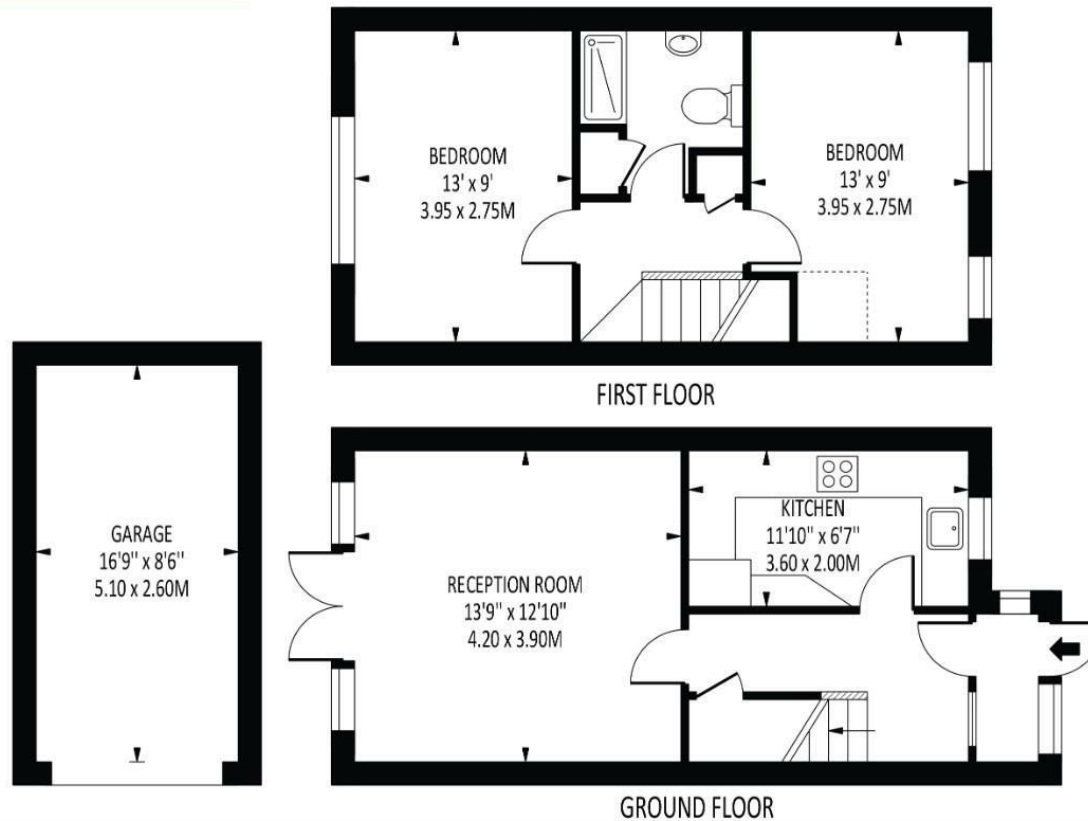


Popinjays Row

Total Area: 841 SQ FT • 78.17 SQ M

(Including Garage)

Garage Area : 143 SQ FT • 13.26 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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

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