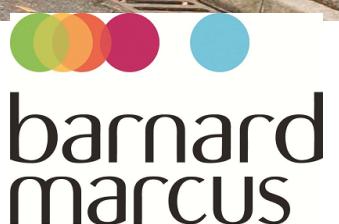




barnard marcus

Sevenoaks Close, Sutton SM2 6NL



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The prime reception room, with its large windows, is flooded with natural light, providing an inviting environment ideal for a variety of uses. The kitchen is thoughtfully designed with sleek wood countertops, abundant natural light, and a dedicated dining space, catering to both casual meals and more formal occasions. You can then make your way to the second reception room. A delightful conservatory boasting direct access to the garden, seamlessly connecting indoor and outdoor living spaces-perfect for both entertaining and relaxation.

The property features two generously sized double bedrooms, each enhanced with built-in wardrobes, offering ample storage and an uncluttered ambiance. The modern bathroom suite is finished to a high standard, ensuring everyday comfort and convenience.

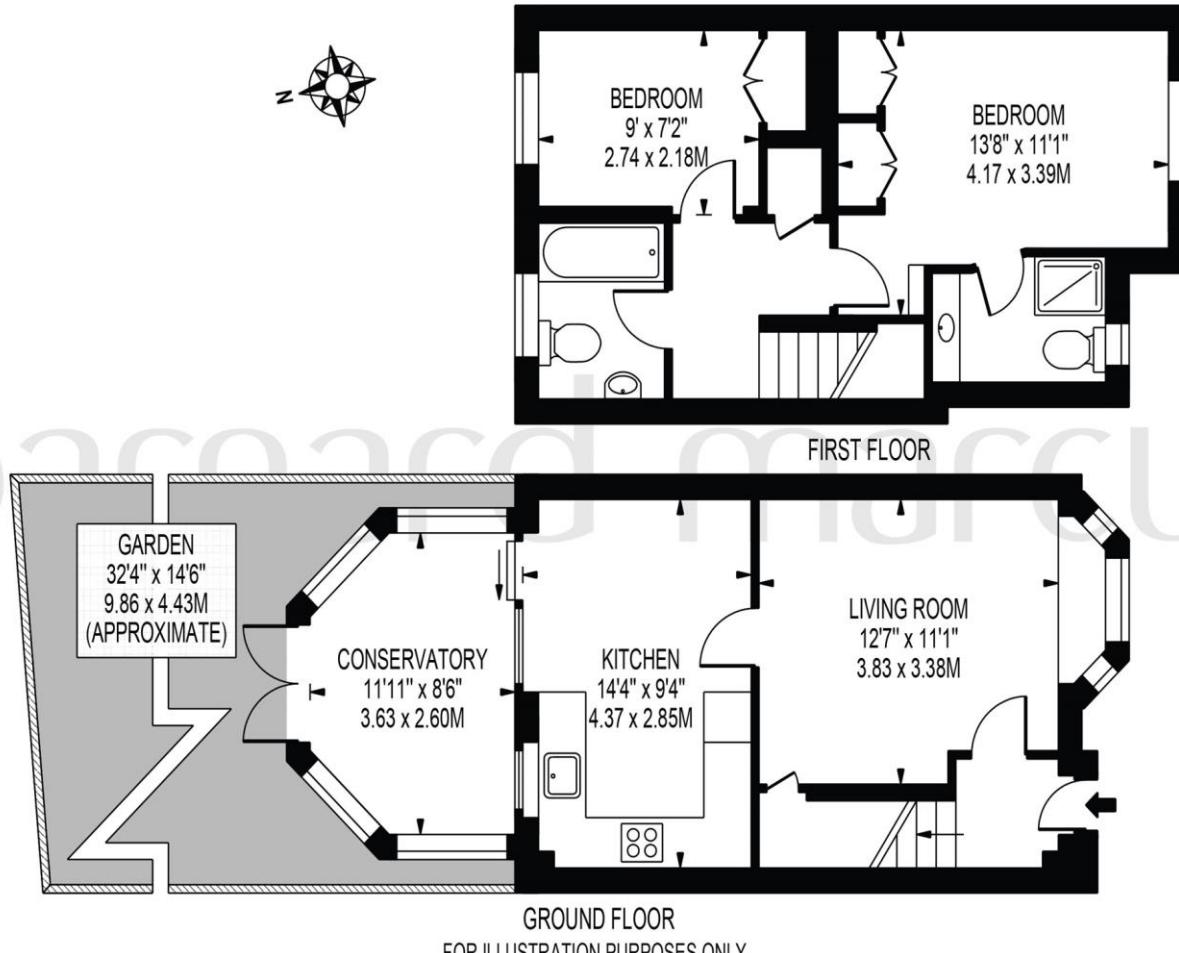
Outdoor enthusiasts will appreciate the private garden-an ideal spot for gardening, alfresco dining, or family gatherings. Additional features include a garage and plenty of parking, providing essential ease and security in this popular area.

Residents will benefit from proximity to tranquil green spaces and parks, with scenic walking and cycling routes nearby for those who enjoy an active lifestyle. This outstanding property combines comfort, convenience, and style, creating a superb opportunity for those seeking a stylish start in a vibrant community. Early viewing is highly recommended.



SEVENOAKS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 784 SQ FT - 72.88 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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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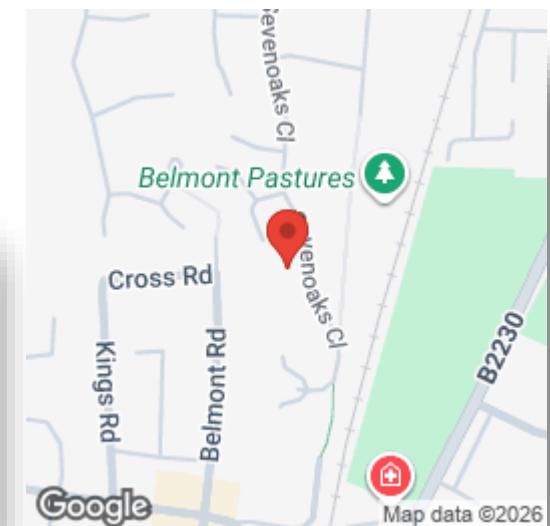
- Chain free!
- Garage and plenty of parking in the area
- Cul-de-sac location
- Beautifully presented
- Minutes from Belmont station

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£450,000



view this property online barnardmarcus.co.uk/Property/SUT110813

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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