



**Langley Park Road, Sutton SM2 5HA**



## **welcome to**

### **Langley Park Road, Sutton**

The flat boasts two generously proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes, providing ample storage and a sense of thoughtful design. The well-maintained bathroom features a modern heated towel rail, adding a touch of luxury for day-to-day living.

The property features a bright and airy kitchen, complemented by natural light that floods the space, while also offering enough space for a dining area - ideal for home-cooked meals and entertaining guests. The overall condition of the flat is very good, providing buyers with a move-in-ready opportunity.

A notable addition to this property is a share of the freehold and the garage, offering secure parking or valuable extra storage space, a rare convenience in such a prime location. The enviable positioning ensures residents can easily access an array of amenities, shops, and cafes, all within close proximity.

Delivering a stylish and practical living environment, this flat represents a fantastic opportunity for first-time buyers in one of the area's most desirable neighbourhoods. Viewings are highly recommended to appreciate all this property has to offer. Contact us today to arrange your personal tour.

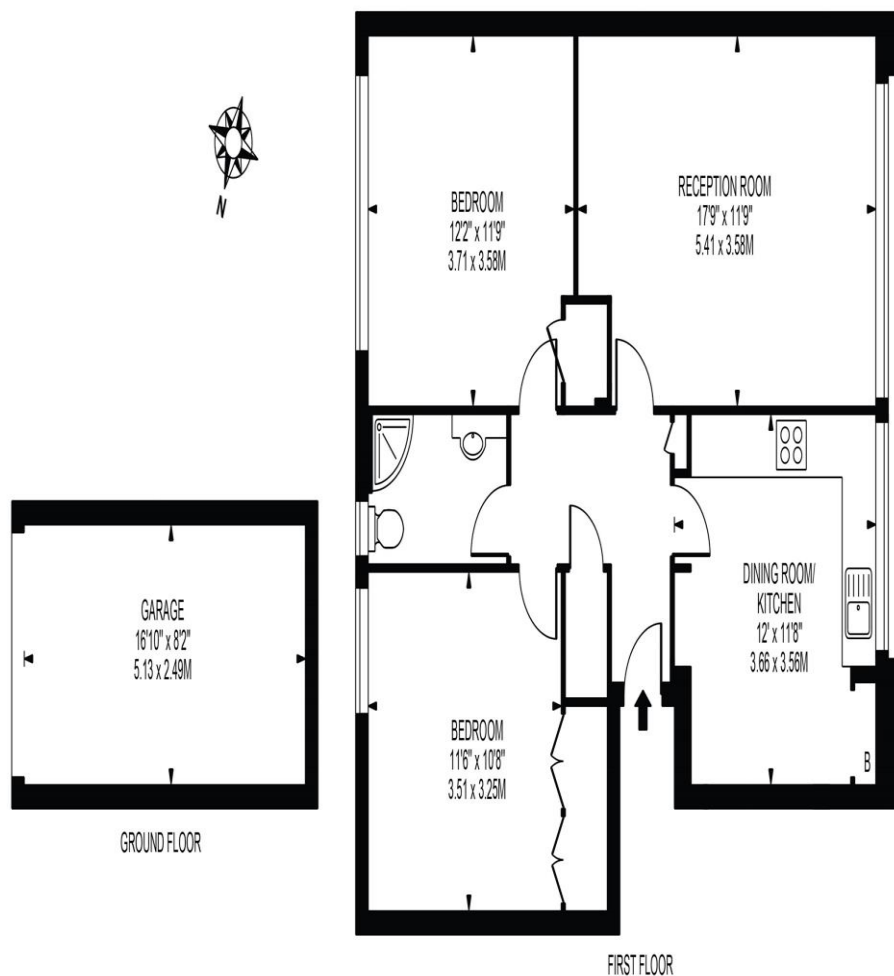


## LANGLEY PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ.FT - 70.51 SQ.M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 137 SQ.FT - 12.77 SQ.M



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**welcome to**

## **Langley Park Road, Sutton**

- Sought-after prime location
- Share of freehold
- Principal bedroom with built-in wardrobes
- Chain free!
- Bright and airy kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £360,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110897](https://barnardmarcus.co.uk/Property/SUT110897)



Property Ref:  
SUT110897 - 0003

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