



## 7 SACKVILLE ROAD SUTTON, SM2 6HS

**£409,950**  
**FREEHOLD**

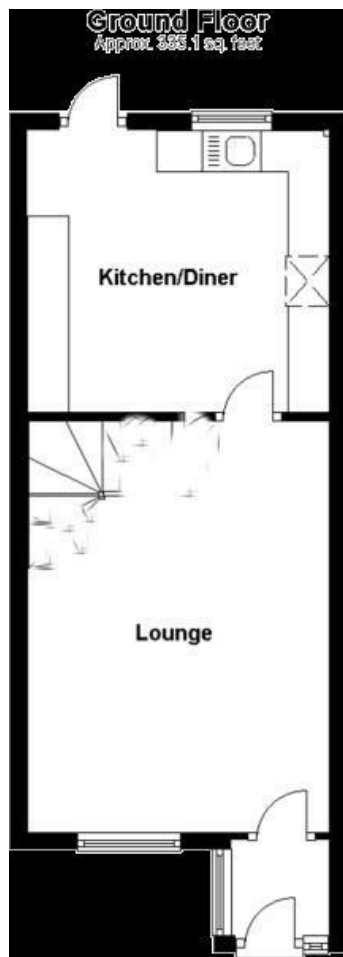
\*\*\* A FANTASTIC TWO BEDROOM END OF TERRACE HOUSE OFFERED WITH NO FORWARD CHAIN AND SET IN THIS SOUGHT AFTER CUL-DE-SAC \*\*\*

Toomey Estate Agents' are pleased to offer to the market this well maintained two bedroom End of Terrace House situated in this popular area of South Sutton with access to the mainline Sutton and Cheam Railway Stations and within proximity of Avenue Primary Academy and other schools of note.

The property benefits from a good size lounge with access to a kitchen/breakfast room, two good size bedrooms, modern bathroom suite with shower unit, double glazing, gas central heating by radiators and an allocated parking space. Other features are the rear garden with side gate access and the property is for sale with NO FORWARD CHAIN. This may help some potential buyers who are looking to purchase before the stamp duty changes.



**TOOMEY**  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Toomey Estate Agents Lettings  
333a London Road  
Mitcham  
Surrey  
CR4 4BE

0208 715 9333  
enquiries@toomeyestateagents.co.uk  
www.toomeyestateagents.co.uk



**TOOMEY**  
ESTATE AGENTS