

FOR SALE



Taunton Close, Sutton, SM3
"Offers Invited" £675,000 FH

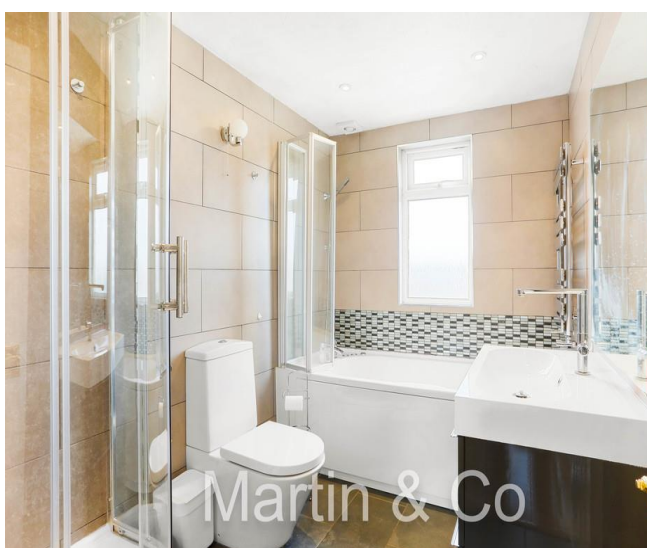
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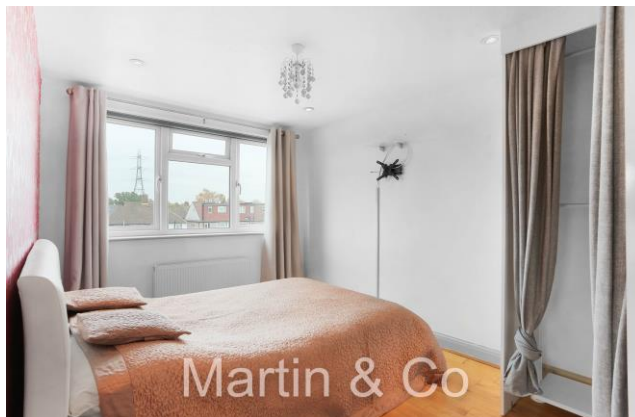
5 Bedrooms, 2 Bathrooms

“Offers Invited” £675,000

- 5 BEDROOM END OF TERRACE HOUSE
- 2 BATHROOMS, 3 TOILETS OVERALL
- EXTENDED REAR KITCHEN/FAMILY ROOM
- GROUND FLOOR CLOAKROOM
- LOFT CONVERSION WITH 2 BEDROOMS
- APPROX 50FT REAR GARDEN
- COVERED PATIO IDEAL FOR ENTERTAINING
- REAR GYM / POTENTIAL HOME OFFICE
- BEDROOM 5/OFFICE SET UP TO STUDY
- SHARED SIDE ACCESS TO REAR
- PARKING FOR 2 CARS IN DRIVEWAY
- EV CHARGER TO FRONT
- SPACIOUS DOUBLE RECEPTION ROOM
- NO CHAIN
- CLOSE TO GLENTHORNE HIGH SCHOOL
- POPULAR CUL-DE-SAC LOCATION
- NEAR SUTTON COMMON STATION
- EXCELLENT LOCAL SCHOOLS
- BUS ROUTES TO MORDEN
- BUSES TO CHEAM, SUTTON & WIMBLEDON
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD

NO CHAIN. EV CHARGER. Spacious 5 bedroom, 2 bathrooms, End of Terrace house with a spacious kitchen/breakfast room rear extension, full loft conversion, driveway parking for 2 cars, 50ft rear garden and a gym/potential home office. Set back off Sutton Common Road in a popular residential cul-de-sac, near Glenthorne High School and walking distance Sutton Common Station. Local bus routes to Morden Tube, Sutton, Cheam & Wimbledon Town Centres.

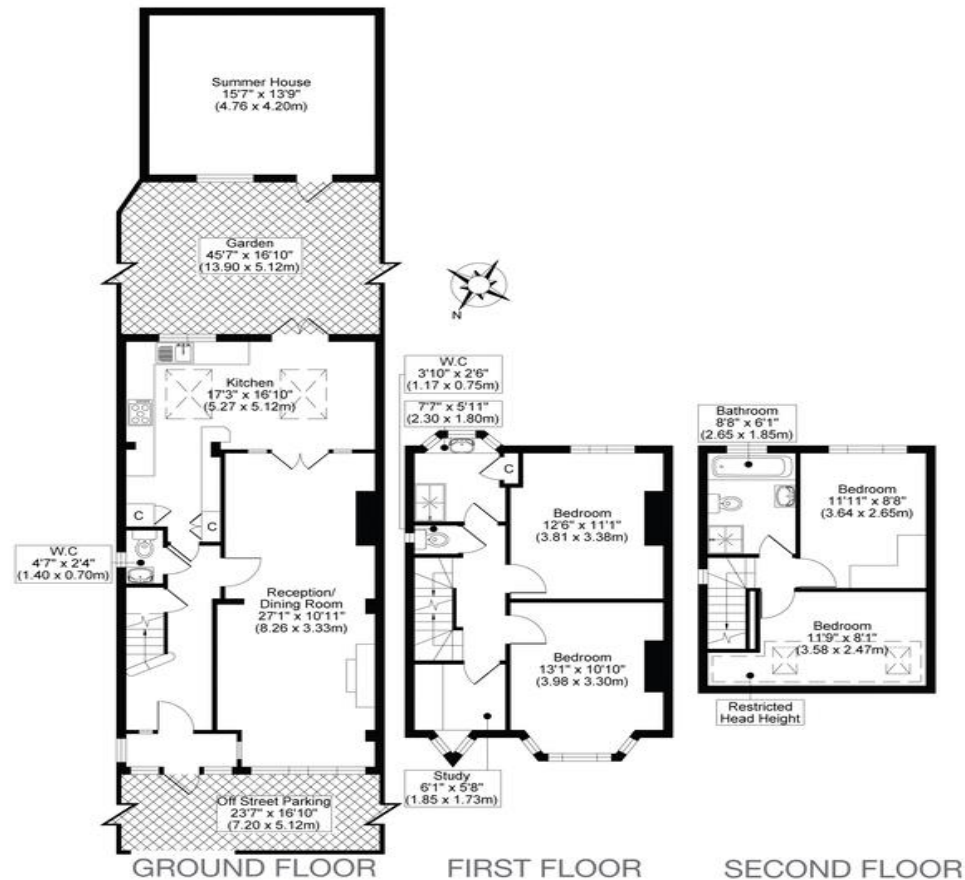
Comprises: Porch, entrance hall, double reception room, cloakroom, kitchen/breakfast room & utility room on the ground floor. 2 double bedrooms, smaller bedroom/office & shower room on the first floor. On the second floor are 2 bedrooms and a larger family bathroom with a separate shower cubicle. Virtually 50ft rear family garden with covered area & the garage is now a timber clad Gym / storage. Sutton Council Tax Band D = £2,269.72 pa. EPC Band E. VIEWING HIGHLY RECOMMENDED.



TAUNTON CLOSE, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING & RESTRICTED HEAD HEIGHT 1584 SQ.FT (147 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING & RESTRICTED HEAD HEIGHT 1316 SQ.FT (122 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation and availability of your funds in order that our client may make an informed decision



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