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HERE TO GET *you* THERE



Bonchurch Close, Sutton

£295,000

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Welcome to this very spacious, 2 bedroom flat on the 6th floor of this conveniently located building in Sutton. This property boasts a balcony and fantastic views that will surely take your breath away.

Upon entering, you will find a spacious hall leading to a living area which is perfect for relaxing or entertaining guests. The flat features two double bedrooms, offering ample space for a small family or guests. There are several fitted wardrobes and cupboards giving plenty of storage space.

One of the highlights of this property is the convenience it offers. With a garage for your vehicle and a lift for easy access to the 6th floor, you'll find living here to be a breeze.

Situated close to Sutton town, you'll have easy access to a variety of amenities including shops, restaurants, and transport links, including mainline train station.

Don't miss out on the opportunity to own this delightful flat with stunning views and a convenient location. Contact us today to arrange a viewing!

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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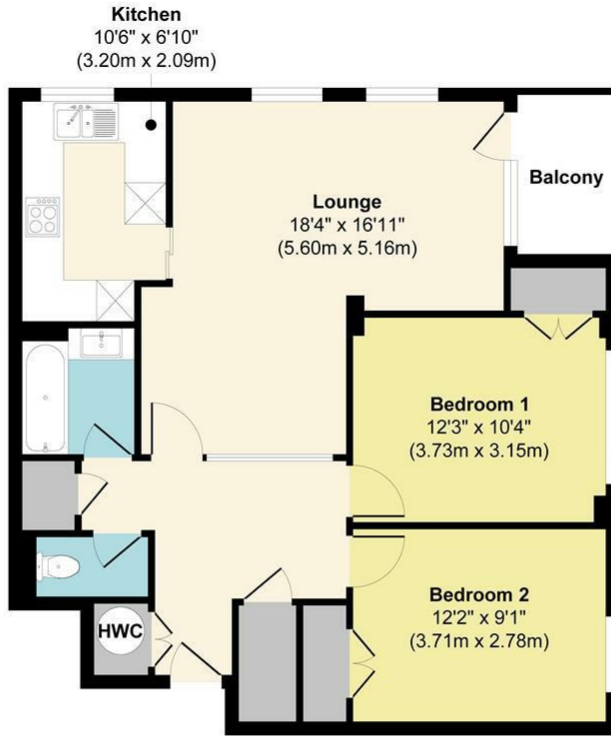


KEY FEATURES

- 6th FLOOR WITH LIFT SERVICE
 - OWN GARAGE
- FURTHER PARKING AVAILABLE
 - TWO DOUBLE BEDROOMS
- BALCONY WITH FANTASTIC VIEWS
 - DOUBLE GLAZING
 - SHARE OF FREEHOLD
 - NO ONWARD CHAIN





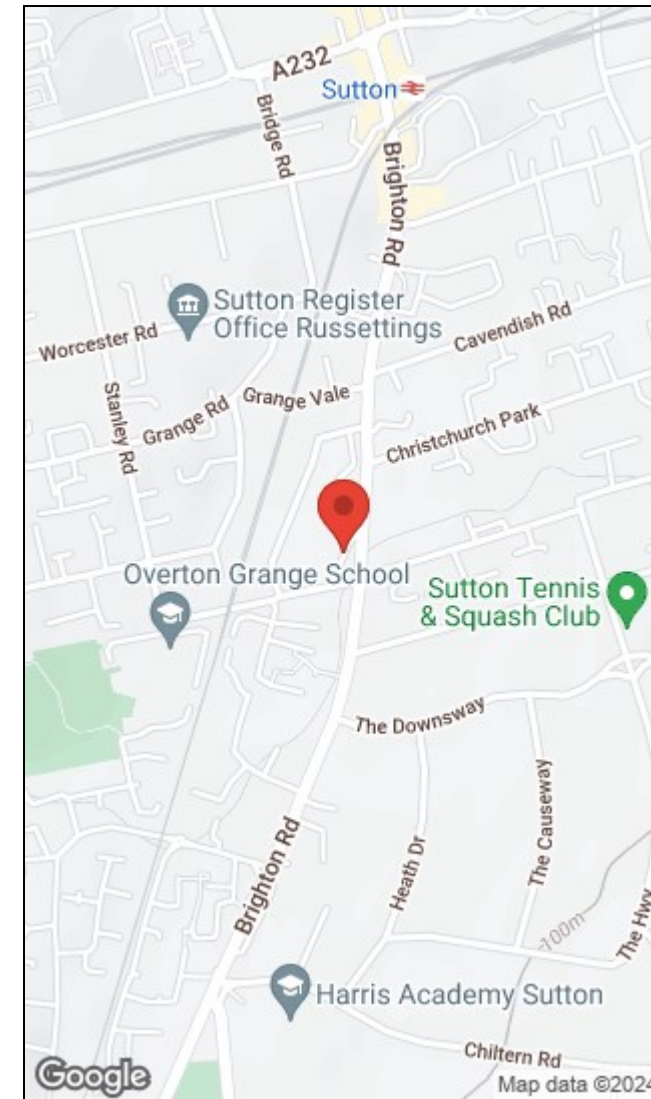


Approximate Floor Area
 750 sq. ft
 (69.76 sq. m)

Approx. Gross Internal Floor Area 750 sq. ft / 69.76 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
	81		
	64		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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