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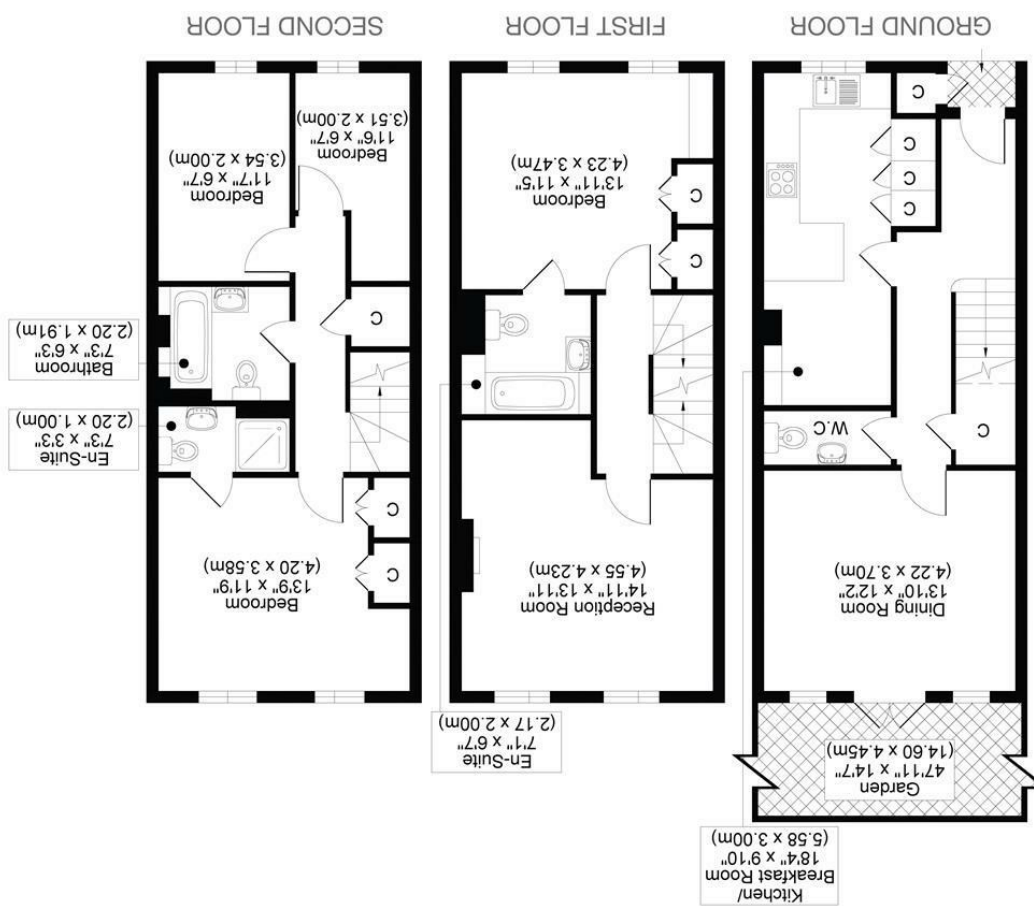
RICS

The Property Ombudsman

CHRISTIES

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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.



TOTAL APPROX FLOOR PLAN AREA 1404 SQ.FT (130 SQ.M)

COURTENAY AVENUE, SM2



CHRISTIES



# COURTENAY AVENUE, SUTTON SM2 5ND

GUIDE PRICE £630,000

LOCATED WITHIN A SOUGHT-AFTER PRIVATE DEVELOPMENT ON COURTENAY AVENUE, SUTTON, THIS IMPRESSIVE TOWNHOUSE OFFERS A SUPERB BALANCE OF SPACE, COMFORT, AND MODERN LIVING.

THE PROPERTY FEATURES FOUR GENEROUSLY SIZED BEDROOMS, MAKING IT IDEAL FOR FAMILIES OR THOSE SEEKING ADDITIONAL SPACE FOR GUESTS OR HOME WORKING. THREE WELL-APPOINTED BATHROOMS PROVIDE BOTH CONVENIENCE AND PRACTICALITY FOR BUSY HOUSEHOLDS.

SET WITHIN A WELL-REGARDED DEVELOPMENT, THE PROPERTY ENJOYS A SENSE OF PRIVACY AND COMMUNITY, WHILE REMAINING WITHIN EASY REACH OF LOCAL AMENITIES, WELL-REGARDED SCHOOLS, AND EXCELLENT TRANSPORT LINKS.

FURTHER BENEFITS INCLUDES TWO ALLOCATED PARKING SPACES, A VALUABLE FEATURE IN THIS DESIRABLE LOCATION.

THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND WELL-LOCATED HOME IN A POPULAR PART OF SUTTON. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

SERVICE CHARGES £600 PER YEAR SPLIT INTO TWO PAYMENTS AS ADVISED BY VENDOR.

- NO ONWARD CHAIN
- FOUR BEDROOMS
- THREE BATHROOMS
- PRIVATE DEVELOPMENT
- COUNCIL TAX BAND F
- EPC RATING C

