



Betchworth Close, Sutton, SM1

Offers In Excess Of £375,000

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Key Features

- Three-bedroom family home in a quiet Sutton cul-de-sac
- Bright and spacious living/dining room with large sliding doors to the garden
- Generous private rear garden with patio, lawn, raised beds and shed
- Modern fitted kitchen with practical layout
- Flexible third bedroom/study – ideal for working from home
- Excellent transport links with Sutton station around 0.8–1 mile away and trains to London Victoria in around 30–35 minutes
- No service charge or ground rent, offering added flexibility and lower ongoing costs
- Share of Freehold
- EPC Rating: C



Three-bedroom ground-floor maisonette for sale in Sutton with private rear garden, Share of Freehold, 931-year lease, no service charge or ground rent, just 0.4 miles from Sutton station and 0.5 miles from town centre.





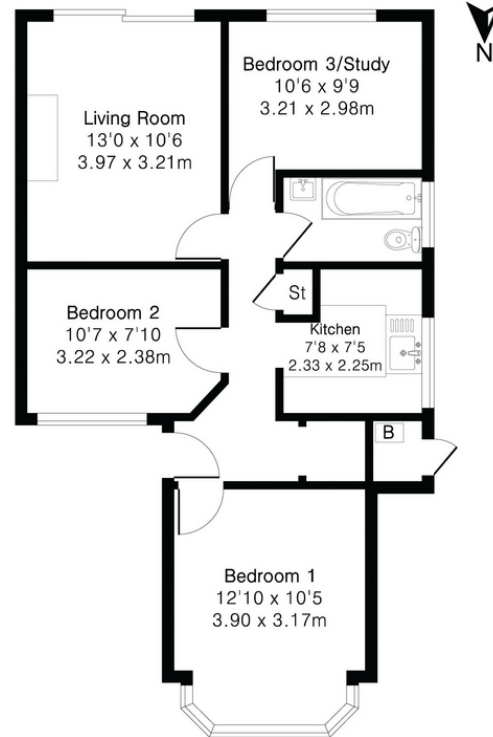
This well-proportioned three-bedroom ground-floor maisonette on Betchworth Close is an excellent option for both first-time buyers and buy-to-let investors, offering approximately 637 sq ft of accommodation, its own private entrance, front and rear gardens and, crucially, no service charge and no ground rent. Combined with a Share of the Freehold and an exceptionally long lease of approximately 931 years, it offers many of the benefits of apartment living without the ongoing costs that can so often put buyers off.

Tucked away in a quiet cul-de-sac yet within easy reach of Sutton town centre, the layout is practical and surprisingly versatile. The bay-fronted principal bedroom sits towards the front of the property and is comfortably large enough for a double bed and additional furniture, while the second bedroom provides another good-sized sleeping space. The third bedroom gives the maisonette considerably more flexibility than the typical two-bedroom flat and could work equally well as a child's bedroom, guest room or dedicated home office. There is also a separate kitchen, family bathroom and a proper living room rather than an open-plan compromise, with useful built-in storage positioned centrally within the hallway.

The private rear garden is another significant advantage. For a first-time buyer, it gives you somewhere to eat outside, entertain friends, enjoy the summer or simply have a bit of your own outdoor space without leaving home. For an investor, private gardens are always a useful point of difference when competing



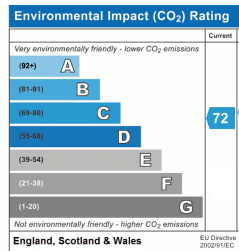
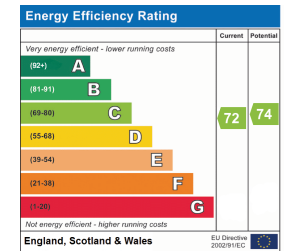
Approximate Gross Internal Area 637 sq ft - 59 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Share of Freehold
Council Tax Band: C
Council Authority: Sutton

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