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RICS

The Property Ombudsman

CHRISTIES

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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ENNERDALE CLOSE, SM1
TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE 818 SQ.FT (76 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE AND VOID 764 SQ.FT (71 SQ.M)



CHRISTIES



ENNERDALE CLOSE, SUTTON SM1 2JP

GUIDE PRICE £300,000

GUIDE PRICE £300,000-£325,000* **LEASE EXTENSION AVAILABLE*
A WELL-PROPORTIONED TWO-BEDROOM SPLIT-LEVEL MAISONETTE OFFERING GENEROUS LIVING ACCOMMODATION, A PRACTICAL LAYOUT AND EXCELLENT VERSATILITY THROUGHOUT.

THE PROPERTY BENEFITS FROM A WELCOMING ENTRANCE LEADING TO A SPACIOUS RECEPTION / DINING AREA ON THE FIRST FLOOR, PROVIDING AN EXCELLENT SPACE FOR BOTH RELAXING AND ENTERTAINING. THE SEPARATE KITCHEN IS CONVENIENTLY POSITIONED ALONGSIDE THE MAIN LIVING ACCOMMODATION, WHILE A WELL-PROPORTIONED BEDROOM COMPLETES THIS LEVEL.

THE SECOND FLOOR PROVIDES A FURTHER GENEROUS BEDROOM, TOGETHER WITH A BATHROOM INCORPORATING USEFUL UTILITY SPACE. ADDITIONAL EAVES STORAGE PROVIDES VALUABLE PRACTICAL STORAGE.

THE LAYOUT OFFERS EXCELLENT SEPARATION BETWEEN THE LIVING AND SLEEPING AREAS, WITH THE TWO BEDROOMS POSITIONED ACROSS SEPARATE LEVELS, MAKING THIS AN APPEALING HOME FOR FIRST-TIME BUYERS, COUPLES OR THOSE LOOKING FOR ADDITIONAL FLEXIBILITY.

GROUND RENT: £50 PAYABLE EVERY 6 MONTHS.
SERVICE CHARGE: £720 PA.
LEASE REMAINING: 87 YEARS **LEASE EXTENSION AVAILABLE**

- TWO-BEDROOM SPLIT-LEVEL MAISONETTE
- SPACIOUS RECEPTION / DINING AREA
- VERSATILE LAYOUT THROUGHOUT
- IDEAL FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY
- WITHIN WALKING DISTANCE TO WEST SUTTON STATION
- COUNCIL TAX BAND D

