



84 Chipstead Close, Sutton, SM2 6BF



Offers over £150,000

WH WATSON HOMES  
Estate Agents

## **84 Chipstead Close, Sutton, SM2 6BF**

Watson Homes are delighted to offer this spacious flat with a separate sleeping area and 14ft studio room. The property is offered to the market with no onward chain and is an ideal investment or first time buy.

Located just a short walk from Sutton national rail station which has direct links into Clapham Junction, Balham, London Victoria and London Bridge. Sutton High Street is on your doorstep which offers a large number of shops and amenities.

# 84 Chipstead Close

Sutton, SM2 6BF

## Accommodation

Security entry phone system and door to..

Communal entrance

Stairs to 1st floor

Wooden front door to..

Entrance

Built-in storage cupboard, wall mounted fuse board, wall mounted entry phone system.

Lounge/diner/bedroom

UPVC double glazed windows to side aspect, wall mounted heater, fitted wardrobes with shelving, storage cupboard.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top Work surfaces with inlaid sink and chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for tall standing fridge/freezer, tiled splash back, UPVC double glazed window to side aspect.

Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level





push button flush WC, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to front aspect.

#### Outside

Well, kept communal grounds and residents parking.



#### Room sizes:

##### Hallway

Studio Room: 14'6 x 9'8 (4.42m x 2.95m)

Bedroom Area: 6'9 x 5'10 (2.06m x 1.78m)

##### Lobby

Kitchen: 7'2 x 5'10 (2.19m x 1.78m)

##### Bathroom

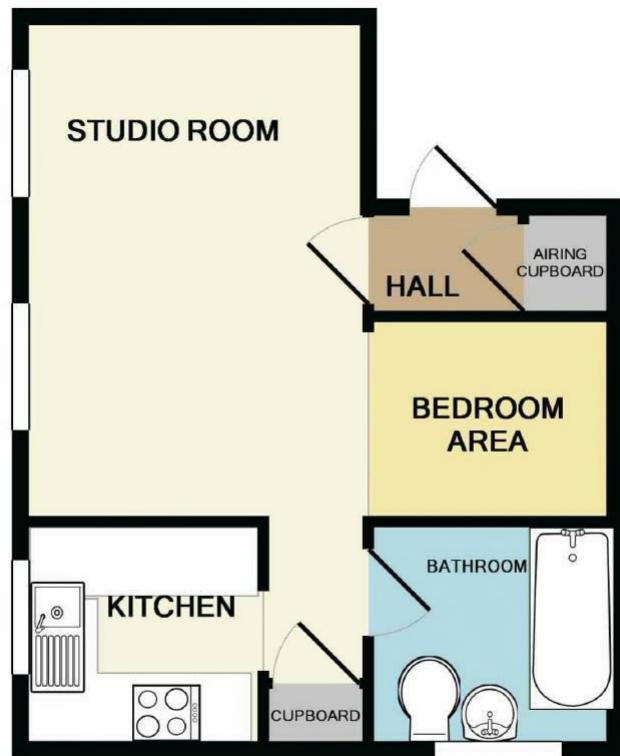
##### Parking

##### Communal Grounds

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan



TOTAL APPROX. FLOOR AREA 322 SQ.FT. (29.9 SQ.M.)

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## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222

if you wish to arrange a viewing appointment for this property or require further information.

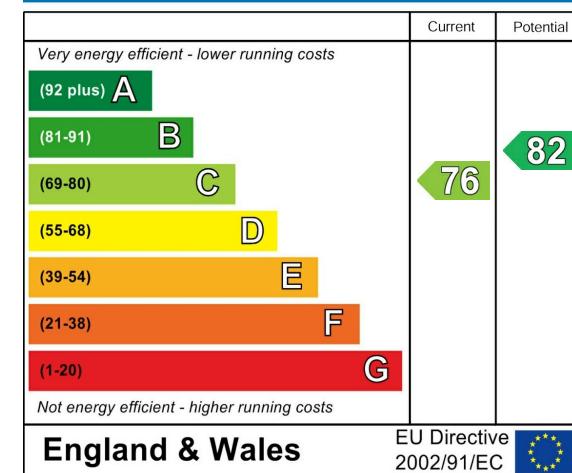
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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



58 Banstead Road, Surrey, SM5 3NL

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