



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

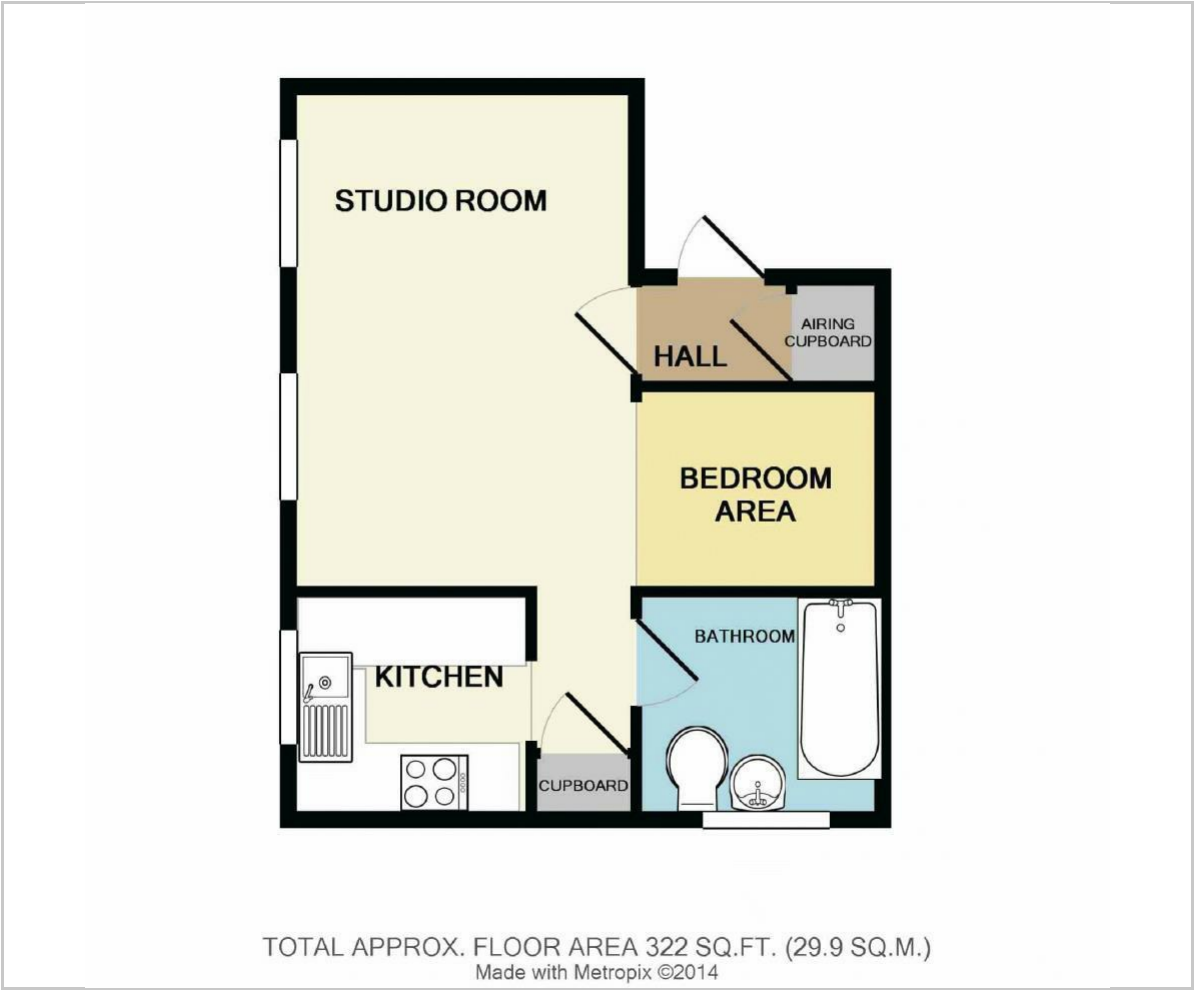
Communal Grounds



#### 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

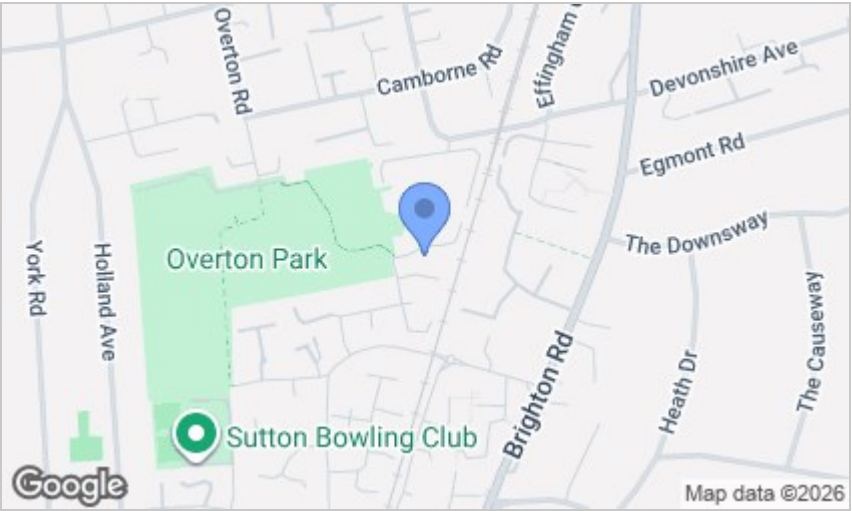


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

