



**Chipstead Close, Sutton SM2 6BE**



**welcome to**  
**Chipstead Close, Sutton**

Features include a well sized reception room with large windows and plenty of light. The kitchen, again in great order with wooden worktops and integrated appliances.

The bedroom area, pleasant and cosy with stylish panelling also a contemporary bathroom with a fitted white suite. This property is perfect for a first time buyer ready to drop their bags and move in, alternatively an investor looking for minimal hassle.

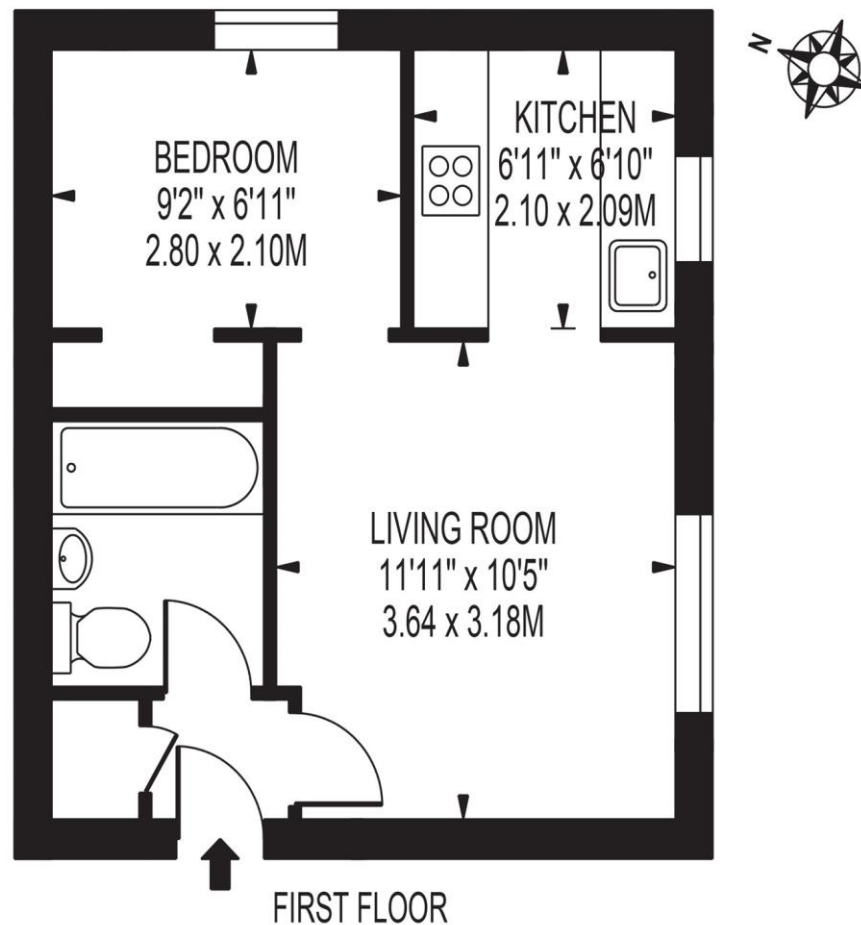
Externally this property is located in a beautiful cul-de-sac with allocated parking and communal grounds. Viewings by appointment only!

Chipstead Close is very well positioned being only a short walk to Belmont Village and train station. There is also a number of transport links and amenities within close proximity.



## CHIPSTEAD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 304 SQ FT - 28.25 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Chipstead Close, Sutton

- Beautifully presented property
- Cul-de-sac location
- Minimal work required
- Allocated parking
- Desirable South Sutton location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1284.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110807](https://barnardmarcus.co.uk/Property/SUT110807)



Property Ref:  
SUT110807 - 0009

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