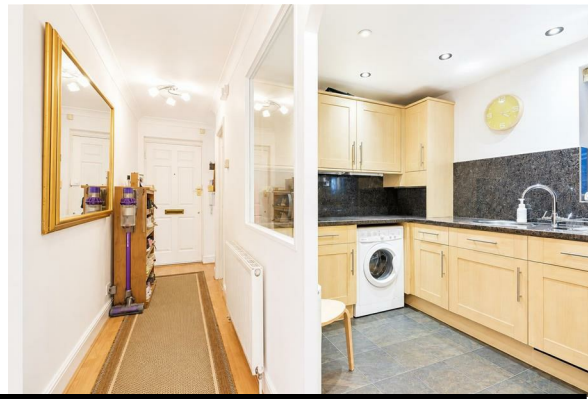








Flat 1, 34 Winward Court Eaton Road, Sutton, SM2 5EE

£315,000

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WH WATSON HOMES
Estate Agents

34 Winward Court Eaton Road, Sutton, SM2 5EE

NO ONWARD CHAIN. GROUND FLOOR opening directly onto lovely communal gardens and GARAGE.

Situated on Eaton Road in Sutton ideal for Sutton mainline station with fast links into London as well as the local high street with its many shops, gyms, coffee shops and restaurants.

Viewing highly recommended.

Accommodation

This well-presented flat offers two spacious double bedrooms, ideal for comfortable modern living. The principal bedroom benefits from built-in wardrobes, providing excellent storage space, while the second double bedroom offers generous proportions and versatility.

The property features a large contemporary bathroom, thoughtfully designed to combine practicality with style. The fitted kitchen is well-equipped with integrated appliances and enjoys an abundance of natural light, creating a bright and welcoming space.

A standout feature of the property is the spacious reception room, which provides direct access to the attractive communal gardens, perfect for relaxing or entertaining.

Situated in a peaceful setting with excellent access to nearby green spaces, the property offers a tranquil residential environment while remaining conveniently located for local amenities and transport links.

Overall, this exceptional flat combines modern living with a quiet, leafy surroundings, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct

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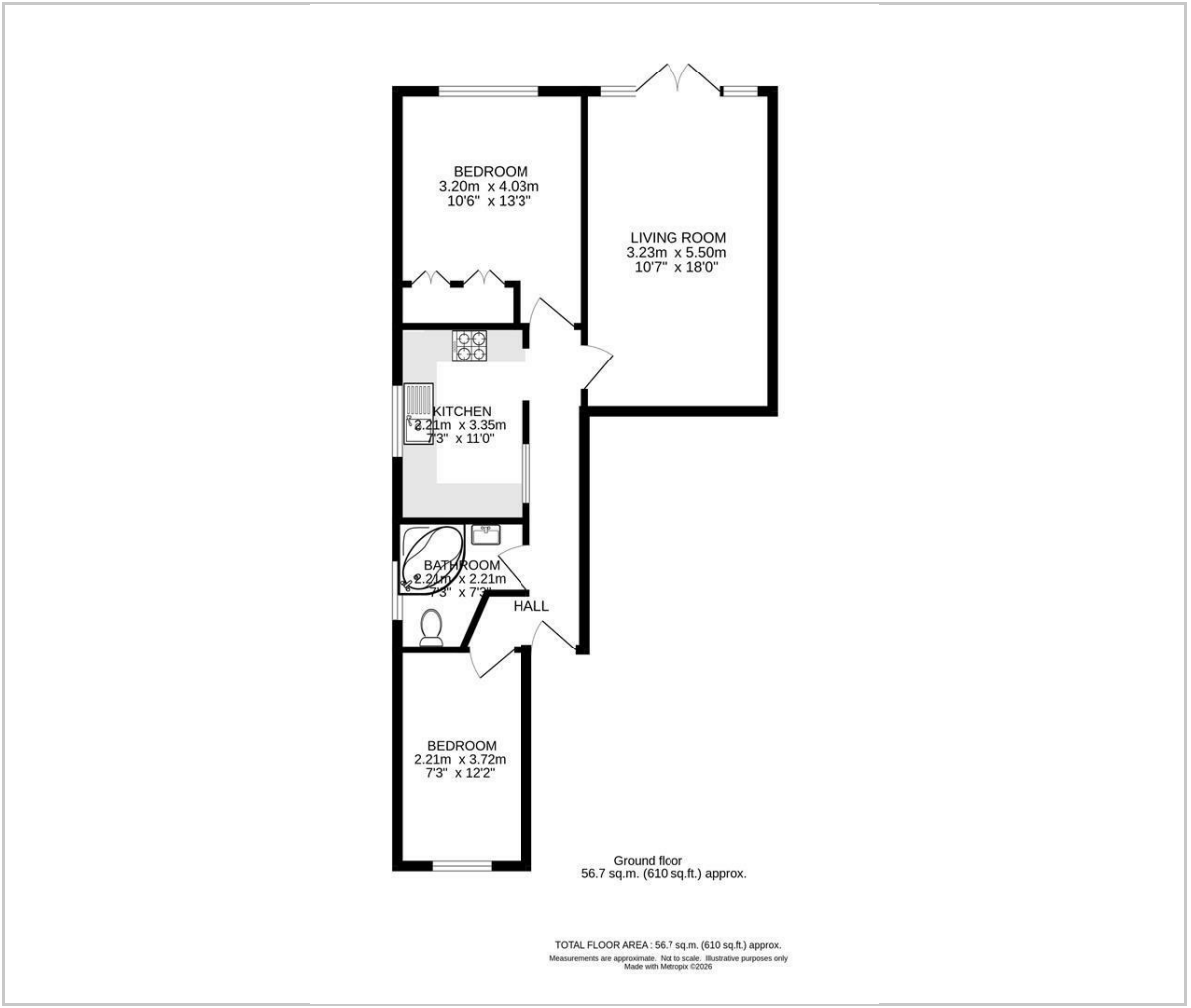




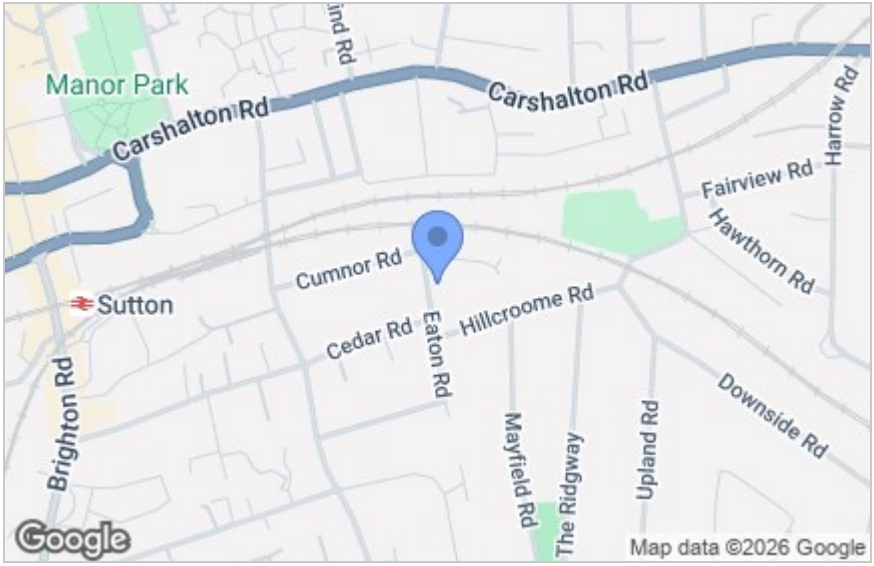




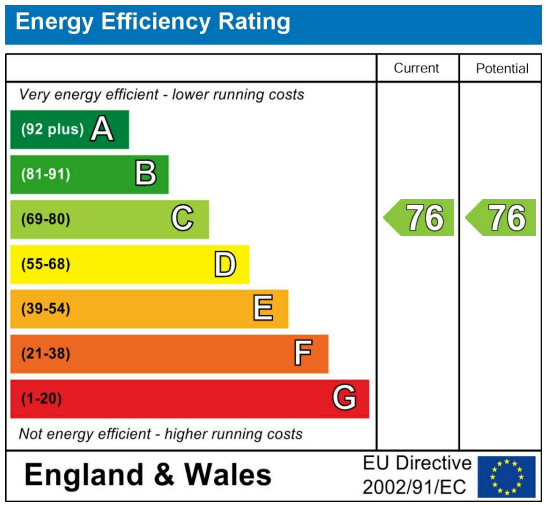
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
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.

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