



BURLINGTON
— ESTATE AGENTS —



88 Reigate Avenue

Sutton, SM1 3JJ

Offers in the region of £475,000

Reduced & keen to sell - Sold with no onward chain, this deceptively spacious extended three/four-bedroom family home offers versatile accommodation in a convenient location, with easy access to Sutton town centre and frequent bus links to Morden transport hub.

Inside, the property features a flexible ground-floor bedroom/reception room, a generous living room open plan to a full-width dining area with direct access to the decking and rear garden. The semi-open-plan kitchen includes a breakfast bar and serving hatch.

Upstairs are two bright double bedrooms and a luxurious, fully tiled shower room. A further staircase leads to the converted loft room, with dual-aspect Velux windows and eaves storage, providing excellent additional space.

Outside, there is covered decking leading to an established lawn and an outbuilding for extra storage. To the front is a walled, paved garden.

- Extended family home
- Adaptable & spacious accommodation over 3 floors
- Open plan lounge / dining room
- Modern kitchen with breakfast bar
- Three / Four bedrooms
- Luxury shower suite
- Converted dual aspect loft room
- Covered decking area
- Outbuilding / storage
- Fully double glazed & gas centrally heated

Viewing

Please contact our Burlington Estate Agents Office on 02086439490

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



Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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