



Eaton Road, Sutton SM2 5DN



welcome to
Eaton Road, Sutton

Situated on Eaton Road in Sutton, this well-proportioned ground floor flat provides straightforward, comfortable living with several features that are hard to find together - notably a private balcony, a garage, and the reassurance of a long lease.

The accommodation is arranged off a central hallway, with a generous reception room offering ample space for both living and dining, and doors opening onto the balcony - ideal for fresh air and a small table and chairs. The kitchen is set separately, keeping the living space well defined and practical.

There are two bedrooms, including a comfortable main bedroom with good storage, plus a second bedroom suitable for guests, a child's room or home working. The bathroom is finished in a modern style and is supported by a well-planned layout across the flat.

Externally, the garage is a genuine advantage for storage or secure parking, and overall this is a strong option for buyers looking for a well-located flat with features that support long-term ownership.

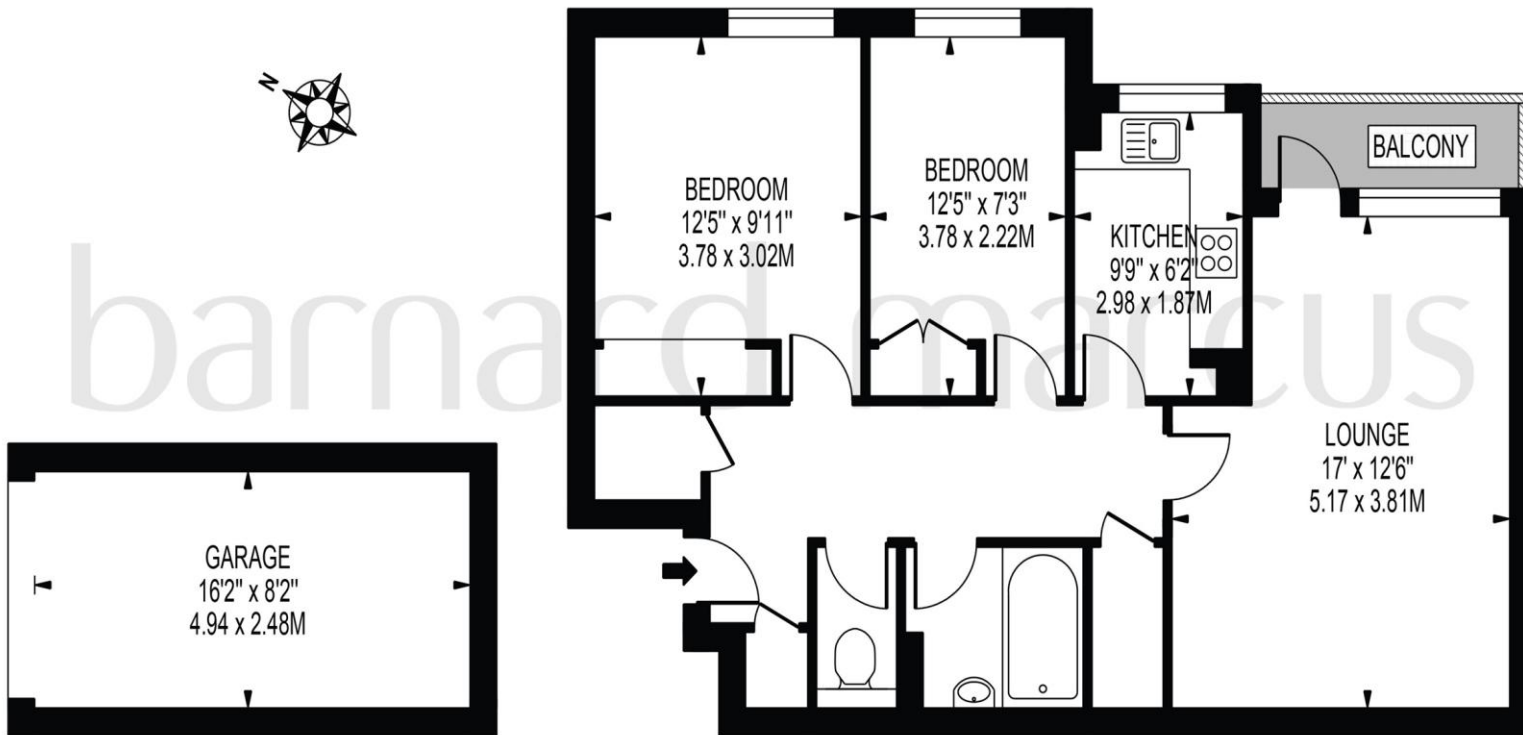


EATON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 674 SQ FT - 62.61 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA GARAGE: 132 SQ FT - 12.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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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- Ground floor flat on Eaton Road
- Two bedrooms
- Private balcony off the reception room
- Separate kitchen
- Modern bathroom suite

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUT111179 - 0002

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