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CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



LANGLEY PARK ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1273 SQ.FT (118 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1241 SQ.FT (115 SQ.M)



CHRISTIES



LANGLEY PARK ROAD, SUTTON SM2 5HF

GUIDE PRICE £650,000

GUIDE PRICE: £650,000 - £675,000

LOCATED ON THE SOUGHT-AFTER LANGLEY PARK ROAD IN SUTTON, THIS CHARMING TOWNHOUSE OFFERS AN EXCELLENT OPPORTUNITY FOR FAMILIES AND PROFESSIONALS ALIKE. BOASTING FOUR GENEROUSLY SIZED BEDROOMS AND THREE WELL-APPOINTED BATHROOMS, THE PROPERTY PROVIDES AMPLE SPACE FOR COMFORTABLE MODERN LIVING.

THE INTERIOR IS PRESENTED IN LOVELY CONDITION THROUGHOUT, COMBINING CONTEMPORARY DESIGN WITH A WARM AND WELCOMING FEEL. EACH BEDROOM OFFERS A PEACEFUL RETREAT, WHILE THE BATHROOMS ARE FITTED WITH MODERN FIXTURES AND FINISHES TO ENSURE CONVENIENCE FOR BUSY HOUSEHOLDS.

A PARTICULAR HIGHLIGHT IS THE PARKING PROVISION, WITH TWO SPACES AVAILABLE—ONE ON THE DRIVEWAY AND ANOTHER WITHIN A GATED DEVELOPMENT—AN INCREASINGLY RARE BENEFIT IN SUCH A DESIRABLE LOCATION.

THE PROPERTY IS IDEALLY POSITIONED WITHIN A VIBRANT COMMUNITY, WITH LOCAL AMENITIES, PARKS, AND WELL-REGARDED SCHOOLS ALL CLOSE BY, MAKING IT AN EXCELLENT CHOICE FOR FAMILY LIFE.

MORE THAN JUST A HOUSE, THIS IS A HOME WHERE LASTING MEMORIES CAN BE MADE. WHETHER YOU ARE LOOKING TO SETTLE DOWN OR INVEST, THIS TOWNHOUSE ON LANGLEY PARK ROAD PERFECTLY COMBINES COMFORT, STYLE, AND PRACTICALITY. EARLY VIEWING IS HIGHLY RECOMMENDED.

£600 ANNUAL MAINTENANCE

- 4 BEDROOMS
- 3 BATHROOMS
- SEPARATE KITCHEN
- 2 PARKING SPACES
- LOVELY CONDITION
- CLOSE TO AMENITIES
- EPC RATING C
- COUNCIL TAX BAND F

