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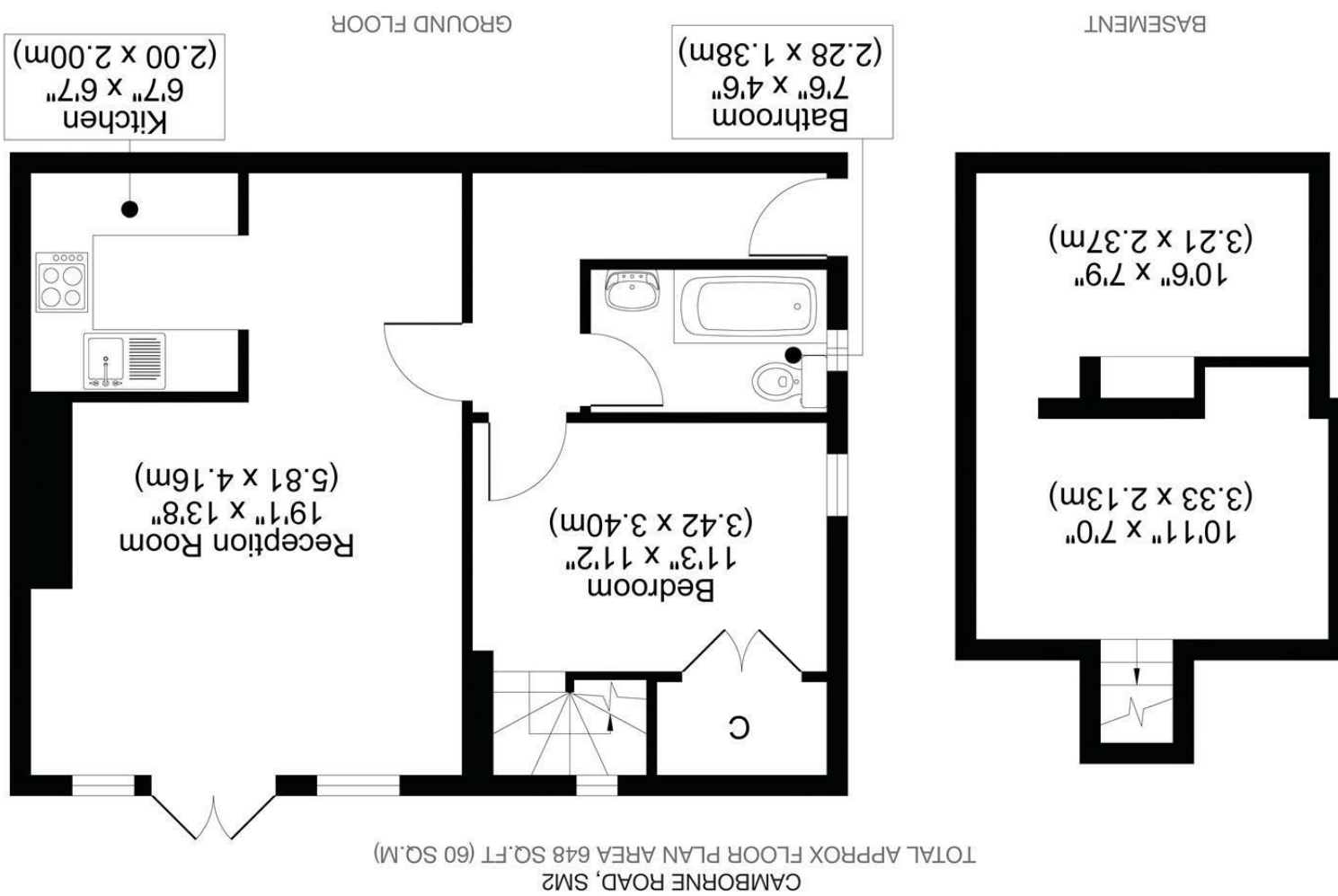
RICS

The Property Ombudsman

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.



CHRISTIES



87 CAMBORNE ROAD, SUTTON SM2 6RF

LOCATED ON THE EVER-POPULAR CAMBORNE ROAD IN SUTTON, THIS CHARMING ONE-BEDROOM MAISONETTE OFFERS AN EXCELLENT COMBINATION OF COMFORT, STYLE, AND CONVENIENCE.

THE PROPERTY WELCOMES YOU INTO A SPACIOUS RECEPTION ROOM, PROVIDING THE PERFECT SPACE FOR RELAXING OR ENTERTAINING GUESTS. THE WELL-PROPORTIONED BEDROOM OFFERS A PEACEFUL RETREAT, WHILE THE HOME'S THOUGHTFUL LAYOUT CREATES A WARM AND INVITING ATMOSPHERE THROUGHOUT.

A STANDOUT FEATURE OF THE PROPERTY IS THE PRIVATE PATIO AREA, IDEAL FOR ENJOYING OUTDOOR DINING, RELAXING IN THE FRESH AIR, OR HOSTING FRIENDS DURING THE WARMER MONTHS. THE MAISONETTE ALSO BENEFITS FROM ALLOCATED PARKING, OFFERING ADDED CONVENIENCE AND PEACE OF MIND FOR RESIDENTS WITH VEHICLES. IN ADDITION, A USEFUL CELLAR PROVIDES EXCELLENT EXTRA STORAGE SPACE, HELPING TO KEEP THE HOME ORGANISED AND CLUTTER-FREE.

PERFECTLY SUITED TO FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING TO DOWNSIZE, THIS ATTRACTIVE HOME ENJOYS A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES, ALL CONTRIBUTING TO THE APPEAL OF THE VIBRANT SUTTON COMMUNITY.

THIS DELIGHTFUL ONE-BEDROOM MAISONETTE PRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A STYLISH AND COMFORTABLE HOME WITH THE ADDED BENEFITS OF OUTDOOR SPACE AND PARKING. EARLY VIEWING IS HIGHLY RECOMMENDED.

SERVICE CHARGES £1,200 AS ADVISED BY VENDOR.
949-YEAR LEASE REMAINING

OFFERS IN THE REGION OF £270,000

- ONE BEDROOM
- MAISONETTE
- PRIVATE PATIO
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING C

