

**HEREFORD COURT**  
**77 WORCESTER ROAD**

**77 Worcester Road**

Sutton, SM2 6QN

Guide price £375,000



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This gem of a property located on the serene Worcester Road in Sutton, this delightful two-bedroom maisonette offers a perfect blend of modern living and tranquil surroundings. Spanning an impressive 635 square feet, the property boasts a bright and airy lounge, enhanced by patio doors that open onto a charming balcony, providing picturesque views of the beautifully maintained grounds.

The well-equipped kitchen and inviting reception room create an ideal space for both relaxation and entertaining. The property features two comfortable bedrooms, ensuring ample space for residents or guests. The modern bathroom is designed with convenience in mind, catering to all your daily needs.

In addition to its interior charm, this maisonette benefits from a private rear garden, perfect for enjoying the outdoors in a peaceful setting. A garage and three off-street parking spaces, available on a first come first serve basis add to the practicality of this home, making it an excellent choice for families or professionals alike.

Situated close to outstanding schools, excellent transport links, and a variety of local amenities, this property is not only a lovely home but also a gateway to a vibrant community. Whether you are looking to buy or rent, this maisonette on Worcester Road is a splendid opportunity that should not be missed.

#### Accommodation

Stairs to 1st floor and front door

#### Entrance Hall

Radiator, laminate flooring, three built in storage cupboards, loft access (with pull down ladder, part boarded)

#### Kitchen

Range of modern grey gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven







and electric hob with extractor fan above, space for fridge freezer and washing machine, tiled flooring, modern radiator, double glazed windows to rear aspect.

#### Bathroom

Modern three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with rain showerhead and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, part tiled walls, tiled flooring, double glazed obscure window to rear aspect



#### Bedroom One

Built-in wardrobes, radiator, laminate flooring, double glazed window to rear aspect

#### Bedroom Two

Radiator, laminate flooring, double glazed window to front aspect

#### Living Dining Room

Radiator, laminate flooring, double glazed window and French doors leading out to private balcony.



#### Outside

Private Garden

Garage en - bloc

Residents parking on a first come first served basis

Beautifully kept communal garden and grounds

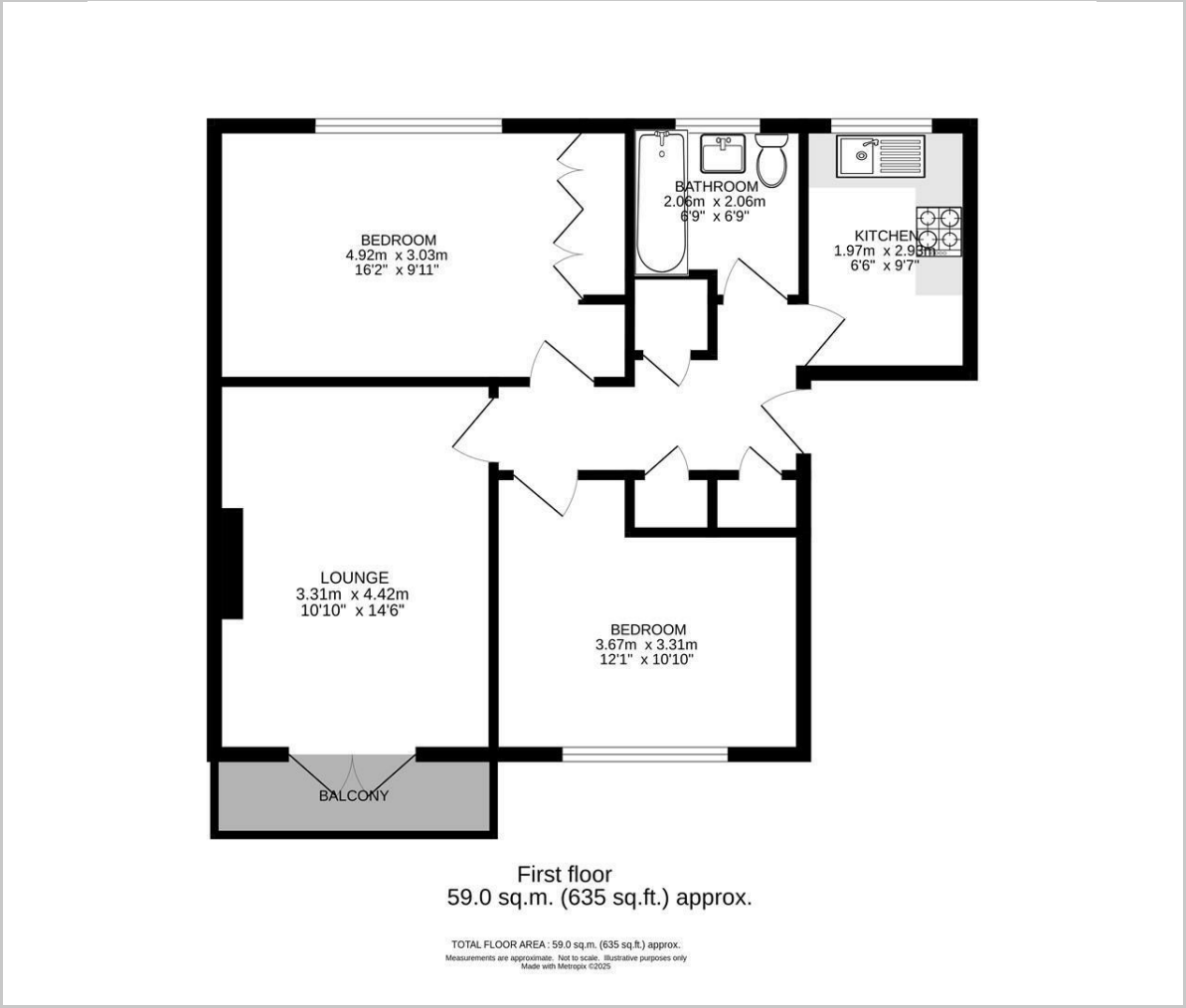


#### BUYER'S INFORMATION

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Floor Plan



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.

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Area Map



Energy Efficiency Graph

