



Sunnyhurst Close, Sutton SM1 2PT



welcome to

Sunnyhurst Close, Sutton

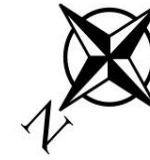
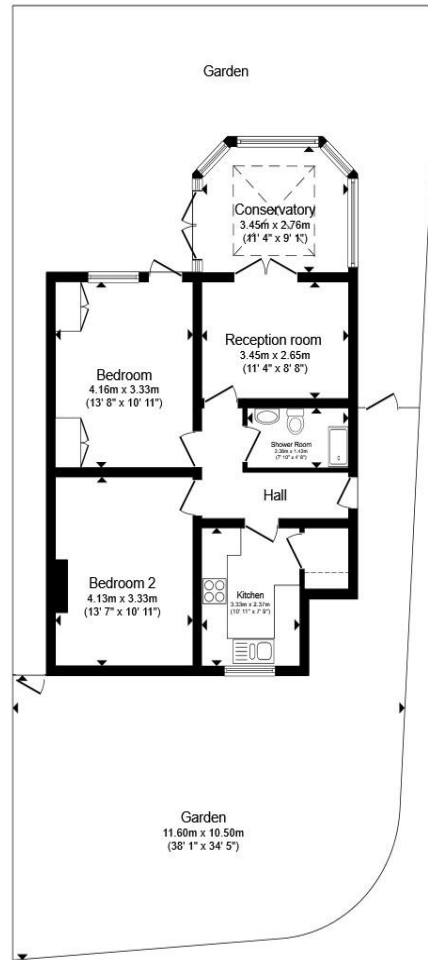
The property is entered via a welcoming hallway that leads through to a spacious reception room, ideal for relaxing or entertaining. A separate dining room sits to the rear and flows beautifully into a bright conservatory, creating an excellent social space with direct access and views to the rear garden.

The accommodation also includes a generous double bedroom, a well arranged kitchen, and a modern bathroom, all thoughtfully laid out across approximately 706 sq. ft. of internal space.

Externally, the property truly stands out with its wrap around garden, offering excellent outdoor space for seating, gardening, or entertaining, while benefiting from a good degree of privacy. A private garage plus off street parking for one vehicle provides valuable parking or storage.

With its detached status and outdoor space, this maisonette presents a rare and appealing opportunity for buyers seeking independence and long term security. There is an addition option to purchase the upstairs property for investment or additional living.





Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- Detached maisonette
- Garage and private parking space
- Private wrap around garden
- Spacious reception room
- Upstairs also available to buy

Tenure: Leasehold EPC Rating: C

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.

guide price

£375,000



view this property online [barnardmarcus.co.uk/Property/SUT111041](https://www.barnardmarcus.co.uk/Property/SUT111041)



Property Ref:
SUT111041 - 0003

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Please note the marker reflects the
postcode not the actual property