



barnardmarcus

Henry Hatch Court Christchurch Park, Sutton SM2 5TN



welcome to

Henry Hatch Court Christchurch Park, Sutton

This maisonette features an open-plan reception room with wood floors and large windows, creating a bright living and dining space. The adjoining kitchen benefits from natural light, providing a practical area for everyday cooking and entertaining. The double bedroom offers comfortable proportions, while the bathroom includes a heated towel rail and modern suite. The property also benefits from parking.

The maisonette is well located for Sutton's excellent range of local amenities, including supermarkets, cafés, restaurants and everyday services found in and around Sutton town centre. Nearby green spaces and parks provide opportunities for walking routes and outdoor recreation.

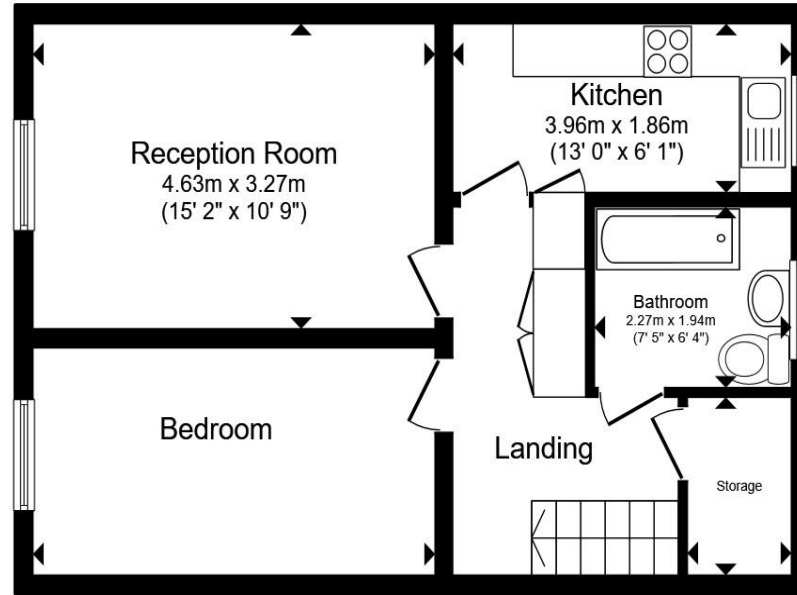
Public transport links are a particular advantage of this location. Sutton railway station offers regular services to London Victoria and London Bridge, with typical journey times of around 30-40 minutes, making the property suitable for commuting into central London and beyond. Additional bus routes run through the area, connecting to surrounding neighbourhoods and further transport hubs.

The combination of open-plan living, parking and access to local amenities and public transport makes this one-bedroom maisonette a practical option in Sutton's popular residential setting.





Ground Floor



First Floor

Total floor area 54.4 m² (585 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



welcome to

Henry Hatch Court Christchurch Park, Sutton

- Sought-after Sutton residential location
- Bright open-plan living and dining
- Large windows
- Double bedroom with comfortable proportions
- Allocated parking included

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.

offers over

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111115](https://www.barnardmarcus.co.uk/Property/SUT111115)



Property Ref:
SUT111115 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)