





\*GUIDE PRICE £350k - £375k\*

WELCOME TO THIS CHARMING MAISONETTE LOCATED IN THE DESIRABLE FALCOURT CLOSE, SUTTON. THIS DELIGHTFUL PROPERTY BOASTS A COSY RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. WITH TWO BEDROOMS, THERE IS AMPLE SPACE FOR A SMALL FAMILY, GUESTS, OR EVEN A HOME OFFICE. THE PROPERTY FEATURES A WELL-MAINTAINED BATHROOM, ENSURING CONVENIENCE AND COMFORT FOR ITS RESIDENTS.

SITUATED ON THE GROUND FLOOR, THIS MAISONETTE OFFERS EASY ACCESS AND A SENSE OF PRIVACY. THE LAYOUT OF THE PROPERTY PROVIDES A COMFORTABLE LIVING SPACE FOR ITS OCCUPANTS, ALONG WITH A PRIVATE GARDEN PERFECT FOR THOSE SUMMER MONTHS!

THE LOCATION OF FALCOURT CLOSE IS HIGHLY SOUGHT AFTER, KNOWN FOR ITS PEACEFUL SURROUNDINGS AND FRIENDLY COMMUNITY. RESIDENTS CAN ENJOY THE CONVENIENCE OF LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS NEARBY.

DO NOT MISS THE OPPORTUNITY TO MAKE THIS LOVELY MAISONETTE YOUR NEW HOME IN SUTTON. BOOK A VIEWING TODAY AND ENVISION THE POSSIBILITIES THAT THIS PROPERTY HOLDS FOR YOU!

- GROUND FLOOR
- PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND C
- EPC RATING C

