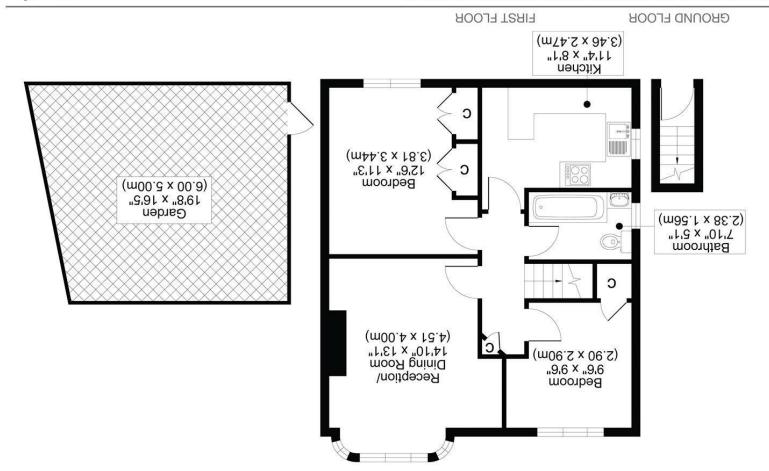
optico

either by the seller or his agent. 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



(M.Q2 82) TT.Q2 828 ABRA NAJY ROOJT XORTYA JATOT FALCOURT CLOSE, SM1





## FALCOURT CLOSE, SUTTON SM1 2RQ

## OFFERS IN THE REGION OF £350,000

\*\* GUIDE PRICE £350,000 - £375,000

WELCOME TO THIS CHARMING FIRST-FLOOR FLAT LOCATED ON FALCOURT CLOSE MOMENTS FROM LOCAL AMINITES. THIS DELIGHTFUL PROPERTY, OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

THE FLAT FEATURES A SPACIOUS RECEPTION ROOM, PROVIDING A WARM AND INVITING SPACE FOR RELAXATION AND ENTERTAINING. WITH TWO WELL-PROPORTIONED BEDROOMS, THERE IS AMPLE ROOM FOR BOTH REST AND STUDY, CATERING TO A VARIETY OF LIVING ARRANGEMENTS. THE BATHROOM IS THOUGHTFULLY DESIGNED, ENSURING FUNCTIONALITY AND COMFORT FOR DAILY ROUTINES.

One of the standout features of this property is the private garden, a rare find in flat living. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air and sunshine.

SITUATED IN A PEACEFUL NEIGHBOURHOOD, FALCOURT CLOSE BENEFITS FROM EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND PARKS, ALL WITHIN EASY REACH. THE AREA IS WELL-CONNECTED BY PUBLIC TRANSPORT, MAKING COMMUTING TO CENTRAL LONDON AND BEYOND A BREEZE.

THIS FLAT PRESENTS A FANTASTIC OPPORTUNITY TO OWN A PIECE OF SUTTON, COMBINING A COMFORTABLE LIVING SPACE WITH THE ADDED BENEFIT OF OUTDOOR

- CHAIN FREE
- PRIVATE GARDEN & PERMIT PARKING AVAILABLE
- MOMENTS FROM LOCAL AMINITES
- COUNCIL TAX BAND C
- EPC BAND C







