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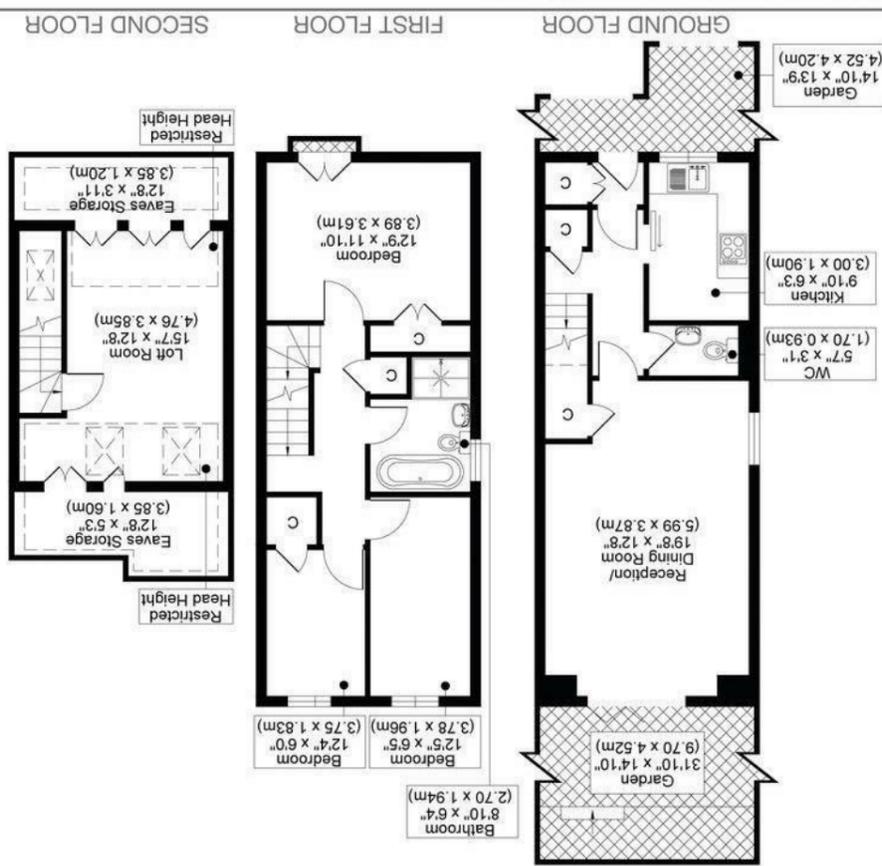
RICS

The Property Ombudsman

CHRISTIES

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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 either by the seller or his agent.



FILEY CLOSE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE/RESTRICTED HEAD HEIGHT 1173 SQ.FT (109 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE/RESTRICTED HEAD HEIGHT 967 SQ.FT (90 SQ.M)



CHRISTIES



FILEY CLOSE, SOUTH SUTTON SM2 5JZ

LOCATED WITHIN A CHARMING CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER AREA OF SOUTH SUTTON, THIS ATTRACTIVE END-OF-TERRACE HOME OFFERS WELL-BALANCED ACCOMMODATION IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE.

THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS AND A BRIGHT, WELCOMING RECEPTION ROOM, PROVIDING THE PERFECT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE HOME IS PRESENTED IN LOVELY CONDITION THROUGHOUT, ALLOWING PROSPECTIVE BUYERS TO MOVE STRAIGHT IN AND ENJOY THE SPACE FROM DAY ONE.

A PARTICULAR HIGHLIGHT OF THE PROPERTY IS THE VERSATILE LOFT ROOM, WHICH OFFERS EXCELLENT ADDITIONAL SPACE AND COULD BE USED AS A HOME OFFICE, PLAYROOM, HOBBY ROOM, OR FOR USEFUL STORAGE.

EXTERNALLY, THE PROPERTY ENJOYS THE BENEFITS OF ITS END-OF-TERRACE POSITION, OFFERING A PLEASANT SETTING WITHIN THIS QUIET RESIDENTIAL CUL-DE-SAC.

IDEALLY SITUATED, THE HOME IS WITHIN EASY REACH OF A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, WELL-REGARDED SCHOOLS, AND GREEN SPACES. SOUTH SUTTON'S EXCELLENT TRANSPORT LINKS ARE ALSO NEARBY, PROVIDING CONVENIENT ACCESS INTO CENTRAL LONDON AND SURROUNDING AREAS.

THIS IS A WONDERFUL OPPORTUNITY TO ACQUIRE A WELL-PRESENTED HOME IN A DESIRABLE LOCATION, AND EARLY VIEWING IS HIGHLY RECOMMENDED.

OFFERS IN THE REGION OF £525,000

- THREE BEDROOMS
- END OF TERRACED
- LOFT ROOM
- STUNNING CONDITION
- EPC RATING C
- COUNCIL TAX BAND D

