

CALTHORPE GARDENS, SUTTON SM1 3DF

SITUATED IN THE DESIRABLE CALTHORPE GARDENS, SUTTON, THIS WELL-PRESENTED TWO-BEDROOM GROUND FLOOR MAISONETTE OFFERS COMFORTABLE AND VERSATILE ACCOMMODATION, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS, COUPLES, OR DOWNSIZERS.

THE PROPERTY FEATURES A WELCOMING RECEPTION ROOM, PROVIDING A COMFORTABLE SPACE TO RELAX AND ENTERTAIN, ALONGSIDE TWO WELL-PROPORTIONED BEDROOMS AND A MODERN BATHROOM.

ONE OF THE STANDOUT FEATURES IS THE FRONT AND REAR GARDENS, OFFERING EXCELLENT OUTDOOR SPACE FOR GARDENING, ENTERTAINING OR SIMPLY ENJOYING SOME PEACE AND QUIET. THE REAR GARDEN PROVIDES A LOVELY PRIVATE RETREAT AND IS PERFECT FOR SUMMER EVENINGS.

IDEALLY LOCATED CLOSE TO A RANGE OF LOCAL AMENITIES, SHOPS, PARKS AND TRANSPORT LINKS, THE PROPERTY OFFERS BOTH CONVENIENCE AND A PLEASANT RESIDENTIAL SETTING.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS LOVELY MAISONETTE REPRESENTS A FANTASTIC OPPORTUNITY FOR ANYONE LOOKING FOR A WELL-LOCATED HOME WITH ITS OWN OUTDOOR SPACE AND THE ADDED BENEFIT OF A STRAIGHTFORWARD PURCHASE.

932-YEAR LEASE REMAINING.
ANNUAL GROUND RENT £10 PER ANNUM
£377 BUILDINGS INSURANCE

DISCLAIMER
THE OWNERS OF THIS PROPERTY ARE RELATED TO A MEMBER OF CHRISTIES & CENTRO PLC.

OFFERS IN THE REGION OF £325,000

- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING D

