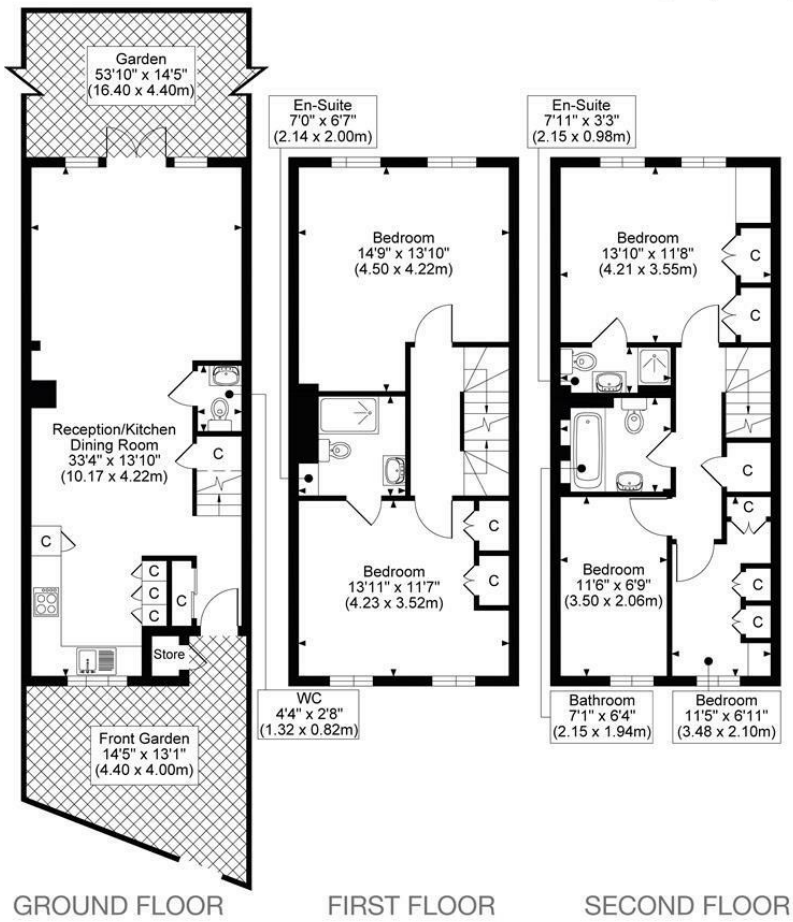


COURTENAY AVENUE, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING STORE 1378 SQ.FT (128 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING STORE 1367 SQ.FT (127 SQ.M)



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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.

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Courtenay Avenue, Sutton SM2 5ND

Guide Price £675,000

GUIDE PRICE: £675,000 - £700,000

Situated within the highly desirable and gated development of Courtenay Avenue, this impressive mid-terrace townhouse offers spacious and contemporary living. Recently renovated and presented in excellent, turn-key condition, the property is arranged over three floors and provides generous and versatile accommodation, making it an ideal choice for growing families or those simply looking for a little extra space.

The ground floor welcomes you with a well-proportioned open-plan reception room, providing excellent space for both relaxing and entertaining, while the thoughtfully arranged accommodation creates a natural flow throughout the home. Upstairs, there are five good-sized bedrooms, complemented by three bathrooms, including two en-suite facilities, ensuring practicality and convenience for modern family living. You also have the added benefit of a 50ft (approx) garden, backing directly onto Overton Park, offering you a wonderful outlook and convenient access to green open spaces. An electric awning provides welcome shade over the patio, creating the perfect setting for relaxing summer afternoons and entertaining family and friends.

Courtenay Avenue is ideally positioned for a range of well-regarded local schools, shops and everyday amenities, together with excellent transport links providing access to surrounding areas and central London.

Combining generous living accommodation, recent renovations, a desirable position backing onto Overton Park, and the added benefits of gated security and two allocated parking spaces, this is a fantastic opportunity to acquire a beautifully presented family home in one of Sutton's popular residential locations.

- Five Bedrooms
- Three Bathrooms
- Gated Development
- Two Allocated parking spaces
- Council Tax Band F
- EPC Rating C













