



Three Bedroom First Floor Maisonette located in South Sutton with

Effingham Close, Sutton, SM2 6AF, OFFER OVER £375,000 Leasehold (167 years remaining)

BURN – AND – WARNE

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A well-presented three bedroom first floor maisonette offered to the market with NO ONWARD CHAIN, ideally suited to first-time buyers, downsizers, or investors.

The property benefits from a bright and spacious living area, and a well-proportioned layout throughout. A standout feature is the 38'10 x 17'3 private rear garden, providing excellent outdoor space for entertaining.

Further benefits include a long lease of approximately 167 years, offering long-term security and peace of mind.

The property has three good sized bedrooms, a modern 10'8 x 8'10 kitchen and a three-piece white bathroom suite.

Conveniently located within walking distance of local shops, amenities, and Sutton Mainline Station, with good access into London Victoria, London Bridge & Thameslink.

The property is also well positioned for a selection of well-regarded local schools., which include Overton Grange, Harris Academy and Devonshire Primary.

Additional benefits, include gas central heating, double glazing and residents permit parking.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

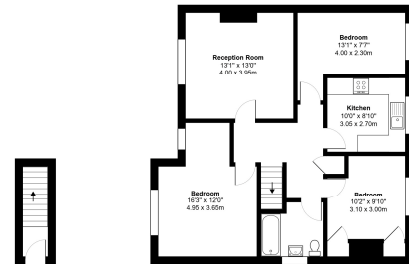
Telephone: 020 8642 1234.







Ground Floor



Ground Floor
Entrance

First Floor

Effingham Close, Sutton, SM2
Approx. Gross Internal Area 865sq ft / 80.4sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning features fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
Plan produced by AR Net Media - www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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