



A chain free two bedroom, two bathroom first floor flat with garage

Stanley Road, Sutton, SM2 6RX, £285,000 Leasehold (179 years remaining)

BURN – AND – WARNE

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About this property

Long Desc

Viewing

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

Telephone: 020 8642 1234.

Burn And Warne- Offering fantastic value in an enviable location near to Sutton mainline train station, is this two double bedroom TWO BATHROOM first floor flat offered for sale "chain free"

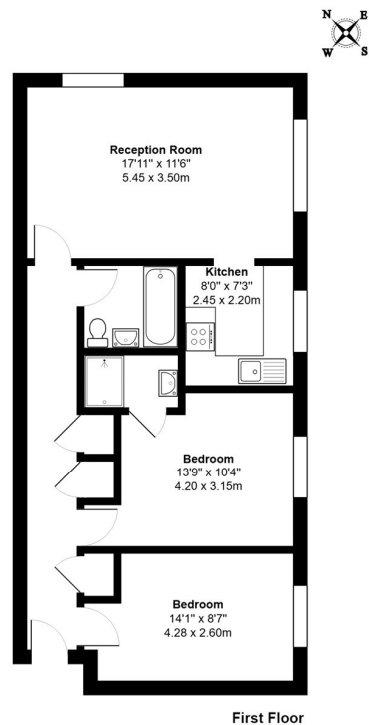
The Property- Located on the corner of Stanley Road and Worcester Road this spacious first floor flat offers excellent value with benefit of master bedroom having an en-suite shower. 17'11 x 11'6 living room, 8'0 x 7'3 fitted kitchen, 13'9 x 10'4 master bedroom with EN-SUITE SHOWER, 14'1 x 8'7 2nd bedroom, separate family bathroom and a garden en bloc.

Key Features-Double Glazing-Electric Heating-two bathrooms-chain free sale-garage en bloc

Location- Within easy walking distance of Sutton mainline train station, Overton Grange, Sutton High School & Devonshire Primary.







St Annes Court, Stanley Rd, Sutton SM2
Approx. Gross Internal Area 705sq ft / 65.5sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures 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.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
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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