



Two Bedroom Split Leve Maisonette with Share of Freehold & No Chain

Worcester Road, Sutton, SM2 6JG, £285,000 Share of Freehold

BURN – AND – WARNE

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*SOUTH SUTTON *SPLIT LEVEL MAISONETTE
*SHARE OF FREEHOLD *LOW SERVICE
CHARGES *GAS CENTRAL HEATING *DOUBLE
GLAZING *LONG LEASE *CLOSE TO SUTTON &
CHEAM MAINLINE STATIONS.

A two-bedroom split level maisonette over the 1st & 2nd floor, in a superb location in South Sutton, close to Sutton 0.4 miles & Cheam 0.3 mainline rail stations, nearby local schools including, The Avenue, Overton Grange and within walking distance to Sutton High Street amenities, and in excellent order throughout.

The accommodation includes a 23'6 x 13'9 living/dining room, 7'10 x 6'9 fitted kitchen, a three piece bathroom, 12'6 x 10'10 bedroom 1 with built in wardrobes and 10'8 x 7'1 bedroom 2.

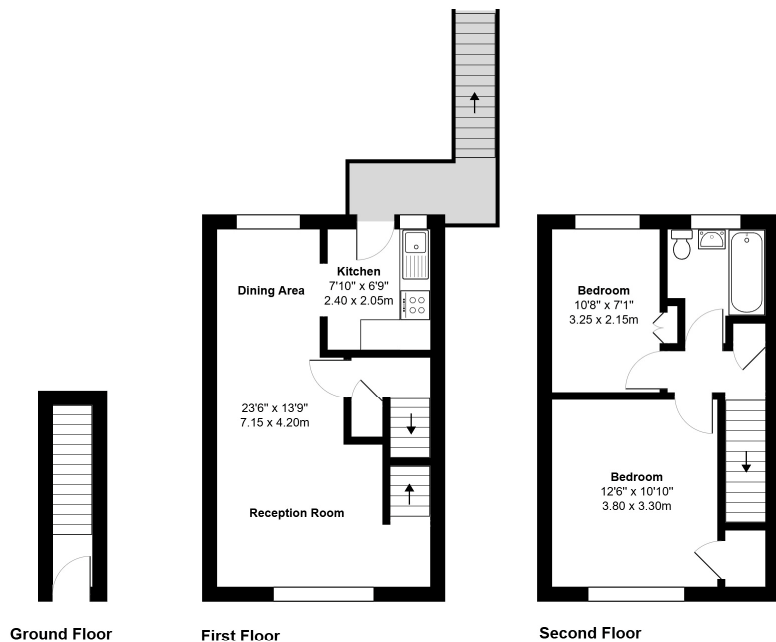
Key Features:

- * Share of Freehold
- * Split Level
- * Two Bedrooms
- * Low Service Charges
- * South Sutton
- * No Onward Chain

Additional benefits include gas central heating, double glazing, potential to add value, 958-year lease with low service charge and the property offered with NO ONWARD CHAIN







Worcester Road, Sutton, SM2
Approx. Gross Internal Area 687sq ft / 63.9sq 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	78 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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