



Two Bedroom maisonette with own private rear garden with long lease

Falcourt Close, Sutton, SM1 2RQ, OFFERS OVER £325,000 Leasehold (146 years remaining)

BURN – AND – WARNE

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*TWO BEDROOMS *FIRST FLOOR *OWN PRIVATE GARDEN *146 YEAR LEASE *CLOSE TO LOCAL AMENITIES *NEAR OUTSTANDING SCHOOLS *NO ONWARD CHAIN

A well-presented two-bedroom first floor maisonette with a private rear garden, a 146 year lease, ideally situated in a popular residential location in Sutton (SM1 2RQ) with long lease.

The property benefits from a 15'3 x 11'6 living room, a 13'11 x 8'10 fitted kitchen, two good-sized bedrooms and a family bathroom. Externally, the maisonette enjoys the rare advantage of its own 47'1 x 14'1 private rear garden, providing an excellent space for outdoor dining, entertaining or relaxing.

Key Features:

- * Two Bedrooms
- * 1st Floor
- * 146 Year Lease
- * Own Private Rear Garden
- * Close to local amenities & Schools
- * No Onward Chain

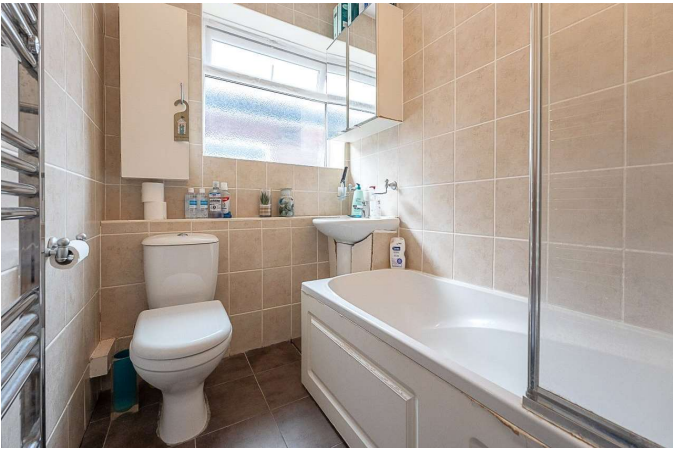
Conveniently located, the property is within easy reach of Sutton town centre. Commuters are well served by nearby Sutton Common, West Sutton and Sutton railway stations, providing regular services into London Victoria, London Bridge, Blackfriars and St Pancras. Numerous local bus routes also offer convenient connections to Morden Underground

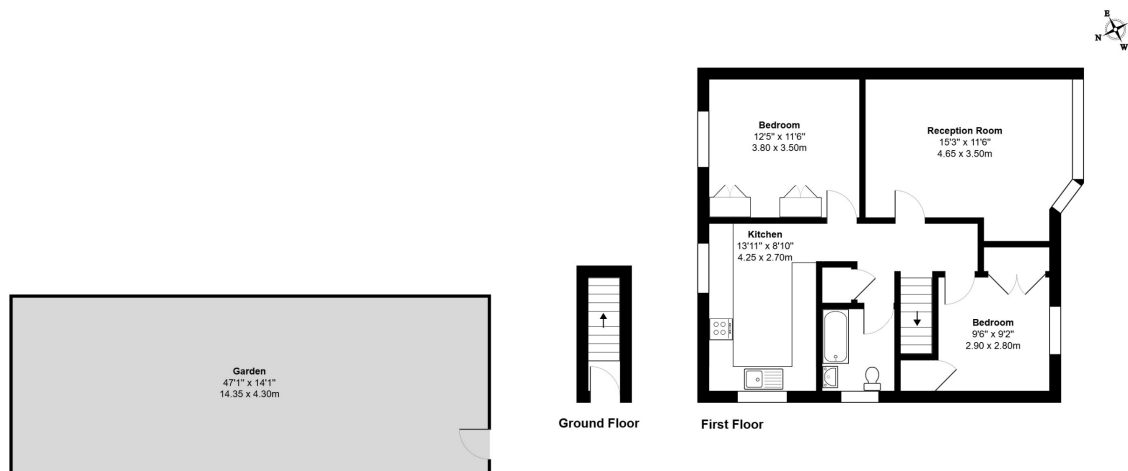
The property is also well placed for a number of highly regarded schools, including Westbourne Primary School, Robin Hood Infants' and Junior Schools, Glenthorne High School, Cheam High School, and the area's sought-after Grammar Schools

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.
Telephone: 020 8642 1234.







Falcourt Close, Sutton, SM1
Approx. Gross Internal Area 688.9sq ft / 64sq 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, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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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