



NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * END-TERRACED

Tapestry Close, Sutton, SM2 6TD, £425,000 Freehold

BURN – AND – WARNE

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About this property

NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * END-TERRACED HOUSE * SOUGHT-AFTER SOUTH SUTTON LOCATION * GARAGE * EXCELLENT TRANSPORT LINKS * OUTSTANDING LOCAL SCHOOLS

Offered to the market with no onward chain, this well-presented two double bedroom end-terraced house with a garage en bloc is situated in a cul-de-sac and in one of South Sutton's most sought-after residential locations and is an ideal purchase for first-time buyers, families, or investors alike.

The accommodation comprises an entrance lobby, a spacious living/dining room, and a fitted kitchen. Upstairs, there are two generous double bedrooms and a modern family shower room. The property is presented in good condition throughout, allowing the next owner to move straight in.

Externally, the home benefits from a delightful rear garden measuring approximately 35'5" x 19'8". There is also communal parking and a garage en bloc.

The location is a real highlight. Families are exceptionally well served by a wide selection of highly regarded schools, including primary, secondary, grammar, and independent schools, all within easy reach.

Commuters will appreciate the excellent transport connections, with three railway stations nearby and regular bus services close to the property, providing convenient access into Central London and the surrounding areas.

Nearby Schools

- Overton Grange School – 0.1 miles
- Greenholm School – 0.1 miles
- Devonshire Primary School – 0.2 miles
- Grove Road School – 0.4 miles
- Harris Academy Sutton – 0.5 miles
- Sutton High School GDST – 0.5 miles

Nearest Stations

- Sutton Station – 0.4 miles
- Belmont Station – 0.7 miles
- Cheam Station – 0.9 miles

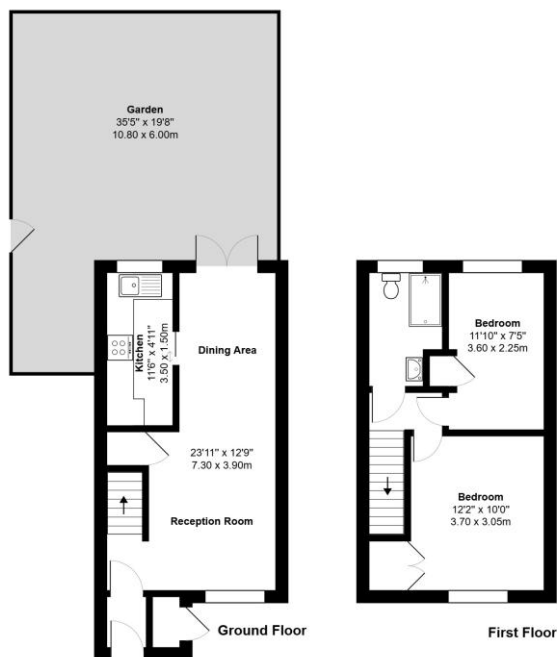
Early viewing is highly recommended to fully appreciate the accommodation, location, and lifestyle this excellent home has to offer.

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

Telephone: 020 8642 1234.







Tapestry Cl, Sutton SM2
Approx. Gross Internal Area 642sq ft / 59.6sq 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.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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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