



A recently refurbished one bedroom starter house with no chain & parking

Goosens Close, Sutton, SM1 4AX, £299,950 Freehold

BURN – AND – WARNE

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NO ONWARD CHAIN * FREEHOLD * ONE-BEDROOM HOUSE * CUL-DE-SAC LOCATION * OFF-STREET PARKING * WALKING DISTANCE TO SUTTON TOWN CENTRE*

Offered to the market with no onward chain, this charming freehold one-bedroom starter home located on the ever-popular Watergardens Development and recently refurbished. An excellent opportunity for first-time buyers, investors, or those looking to downsize.

Situated in a quiet cul-de-sac, the property is just a short walk from Sutton High Street, offering an excellent selection of shops, cafés, restaurants, and everyday amenities. Superb transport links are also close by, with Sutton and surrounding train stations, as well as several bus routes, providing easy access to Central London and the surrounding areas. The accommodation comprises a 12'10 x 11'6 living/dining room, a modern fitted kitchen, a generous double bedroom, and a bathroom on the first floor.

Nearest Stations

Sutton (Surrey) – approximately 0.4 miles

Carshalton Beeches – approximately 0.7 miles

West Sutton – approximately 0.9 miles

Nearby Bus Routes

SL7 – West Croydon to Heathrow

213 – Sutton to Kingston

80 – Hackbridge to High View

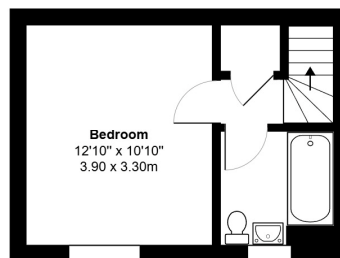
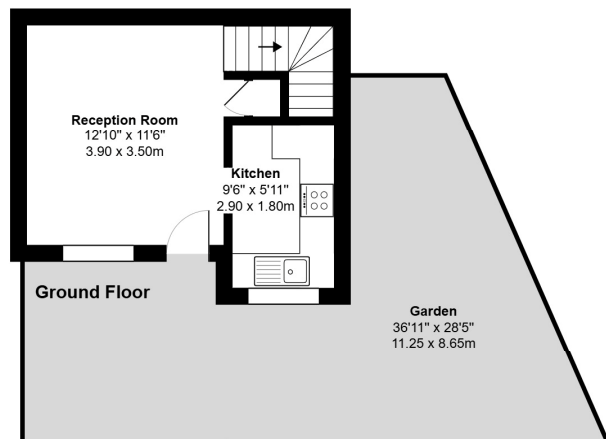
Externally, the property benefits from a private side garden and off-street parking to the front, electric heating and double glazing.

Viewing

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







Goossens Close, Sutton, SM1
Approx. Gross Internal Area 474sq ft / 44sq 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		86 B
69-80	C		
55-68	D	56 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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