



Two Bedroom 1st Floor Maisonette with Garden and offered with no chain

Brighton Road, Sutton, SM2 5BU, £325,000 Leasehold (92 years remaining)

BURN – AND – WARNE

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*FIRST FLOOR MAISONETTE *PRIVATE OWN GARDEN * GARAGE* *KITCHEN & BATHROOM
*92 YEAR LEASE *WALKING DISTANCE TO SUTTON MAINLINE STATION & AMENITIES *NO ONWARD CHAIN

A FIRST FLOOR MAISONETTE with PRIVATE GARDEN, GARAGE & to the FRONT of a small development within 300 metres of Sutton rail station, Sutton's local amenities and local schools including Overton Grange, Devonshire Primary and Harris Academy.

The Property- Accommodation includes a 17'6 x 11'4 lounge/diner, 14'5 x 10'0 master bedroom and a 9'4 x 9'0 second bedroom, a three-piece white bathroom suite and a fitted kitchen. Complimented by a garage and own private garden.

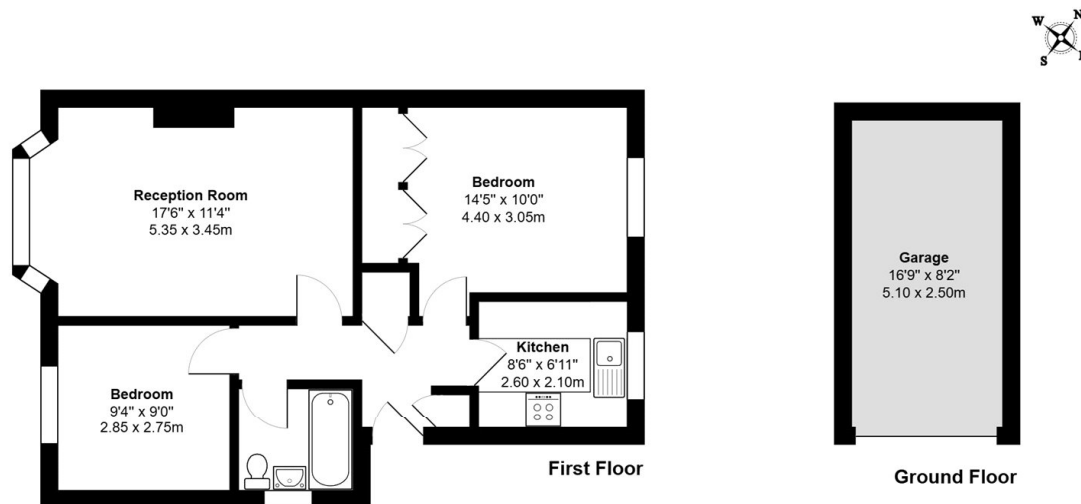
Key Features:

- * South Sutton
- * Two Bedrooms
- * First Floor Maisonette
- * Garage & Garden
- * Walking Distance to Local Transport Links
- * No Onward Chain

Additional benefits include double glazing, gas central heating, garage, no onward chain.



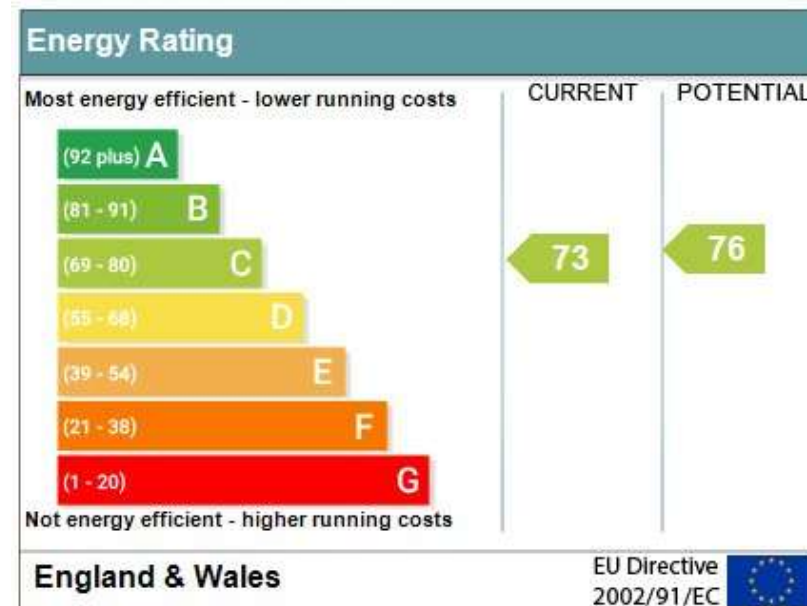




Melton Court, 73 Brighton Road, Sutton, SM2
Approx. Gross Internal Area 606sq ft / 56.3sq meters

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

Address: 4 Melton Court, 73 Brighton Road, SUTTON, SM2 5BU
RRN: 2249-3065-1208-4326-8204



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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