



NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * GROUND FLOOR *

Angel Hill, Sutton, SM1 3EE, £250,000 Leasehold (974 years remaining)

BURN – AND – WARNE

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About this property

NO ONWARD CHAIN * TWO DOUBLE BEDROOMS *
GROUND FLOOR * EXCELLENT TRANSPORT LINKS *
CLOSE TO SCHOOLS * IN NEED OF SOME
MODERNISATION

This well-positioned ground floor two double bedroom apartment is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers, investors or those looking for a property they can modernize and make their own.

The accommodation comprises an entrance hall, spacious living/dining room, fitted kitchen, two good-sized double bedrooms and a family bathroom. The property would benefit from some updating and modernization, offering the incoming purchaser an excellent opportunity to add their own style and potentially enhance the property's value.

The location is a particular highlight, being within easy reach of Sutton Town Centre, which offers an excellent selection of shops, cafés, restaurants and everyday amenities. For commuters, the property is ideally positioned with three mainline railway stations all within approximately 0.9 miles, while numerous local bus services are also available close by, providing convenient connections into Sutton, surrounding areas and London.

Families will also appreciate the excellent choice of schools nearby, catering for children of various ages.

NEAREST STATIONS

Sutton Common Station – 0.2 miles

West Sutton Station – 0.6 miles

Sutton (Surrey) Station – 0.9 miles

NEAREST SCHOOLS

All Saints Benhilton CofE Primary School – 0.1 miles

Westbourne Primary School – 0.4 miles

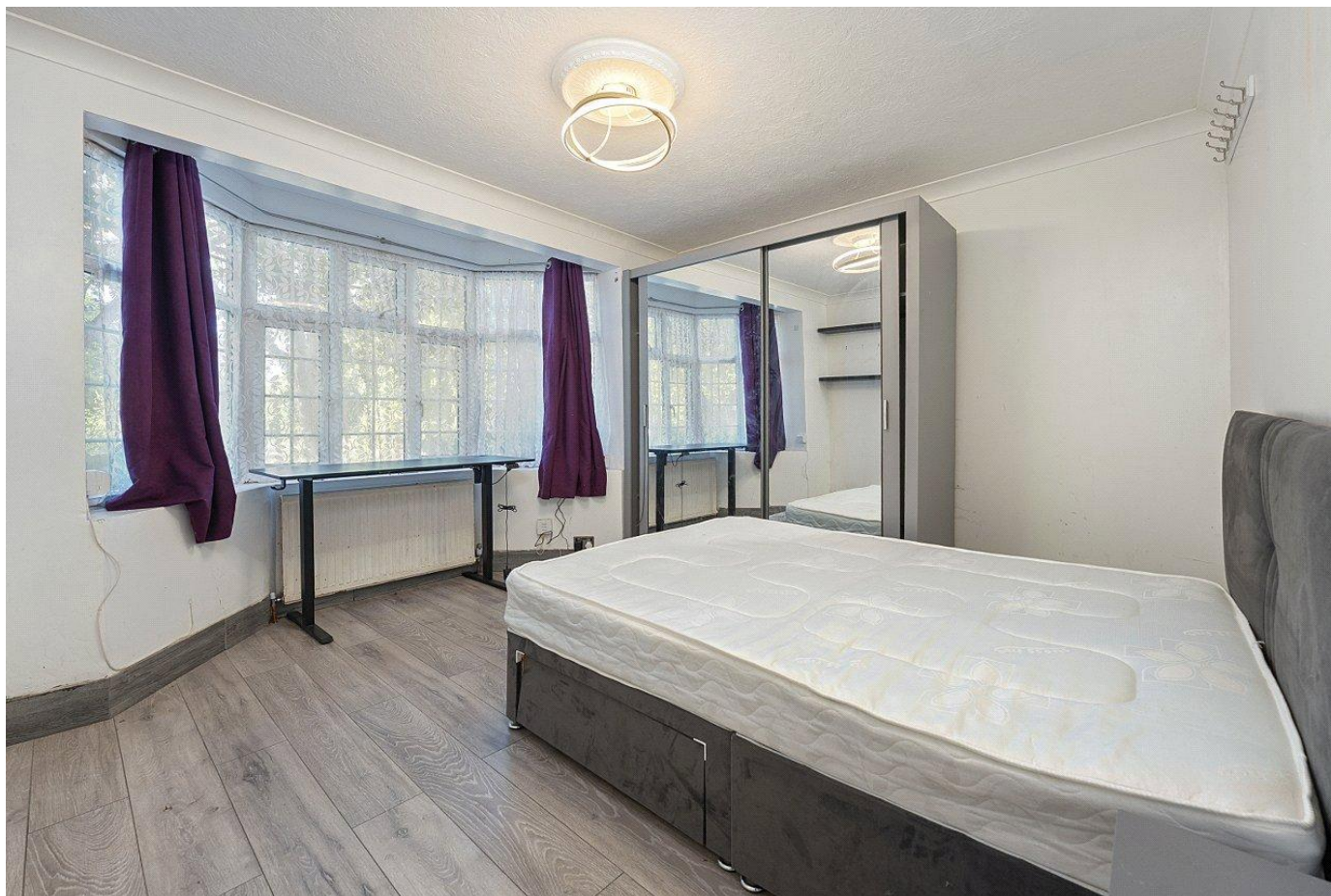
Robin Hood Junior School – 0.5 miles

Sutton Grammar School – 0.5 miles

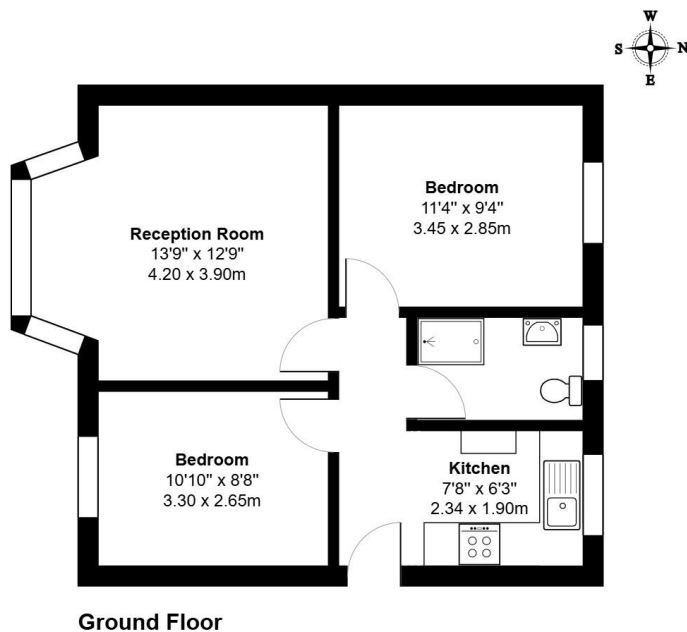
Viewing

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

Telephone: 020 8642 1234.







Hallmead Rd, Sutton SM1
Approx. Gross Internal Area 495.1sq ft / 46sq 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

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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