

SHARE OF FREEHOLD * FIRST-FLOOR CONVERSION FLAT * BRAND NEW ROOF * TWO BEDROOMS *

Thicket Road, Sutton, SM1 4PY, £335,000 to £350,000 Share of Freehold

BURN – AND – WARNE

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About this property

GUIDE PRICE £335,000–£350,000 | SHARE OF FREEHOLD | FIRST-FLOOR CONVERSION FLAT | BRAND NEW ROOF | TWO DOUBLE BEDROOMS | PRIVATE REAR GARDEN | OFF-STREET PARKING FOR TWO CARS | SOUGHT-AFTER SUTTON LOCATION | EXCELLENT SCHOOLS & TRANSPORT LINKS

A beautifully presented two-bedroom first-floor conversion flat, offering generous accommodation, a private rear garden, off-street parking for two cars and the benefit of a brand-new roof. Situated in a highly convenient Sutton location, this property is ideal for first-time buyers, professionals or those looking for a home with excellent transport links and local amenities close at hand.

The accommodation comprises a welcoming entrance hall with loft access, a bright and spacious living room, a modern-fit kitchen, two well-proportioned bedrooms and a contemporary family bathroom.

One of the property's major attractions is the private rear garden, measuring approximately 38'4 x 28'8, providing an excellent outdoor space.

To the front, there is off-street parking for two cars, a particularly valuable feature in this popular Sutton location.

The property is situated in Sutton High Street, which is just a short distance away and offers an excellent choice of shops, cafés, restaurants and everyday amenities. Local facilities are also within easy reach, making this a highly convenient place to live.

The area is particularly well regarded for its selection of schools, including:

• Sutton Grammar School – approximately 0.3 miles
• Manor Park Primary Academy – approximately 0.4 miles
• All Saints Benhilton CofE Primary School – approximately 0.5 miles
• Greenshaw High School – approximately 0.7 miles

For commuters, there are several railway stations within easy reach:

• Sutton Railway Station – approximately 0.6 miles
• Sutton Common Railway Station – approximately 0.8 miles
• Carshalton Railway Station – approximately 0.8 miles

There are also excellent local bus services, including the 154, providing routes between West Croydon and Morden, and the S1, running between Banstead and Figge's Marsh.

A superb opportunity to purchase a spacious and well-presented two-bedroom home with a private garden, parking space for two cars, share of freehold and brand-new roof, all within a highly sought-after Sutton location. Early viewing is highly recommended.

Viewing

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









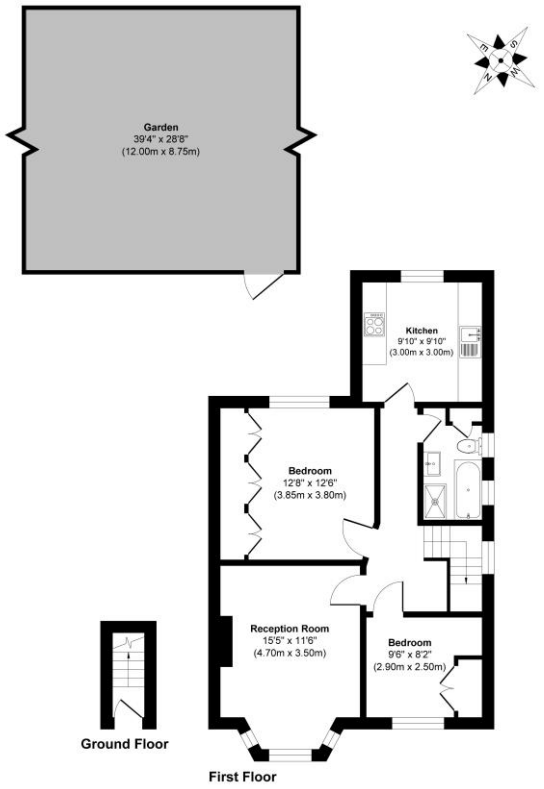










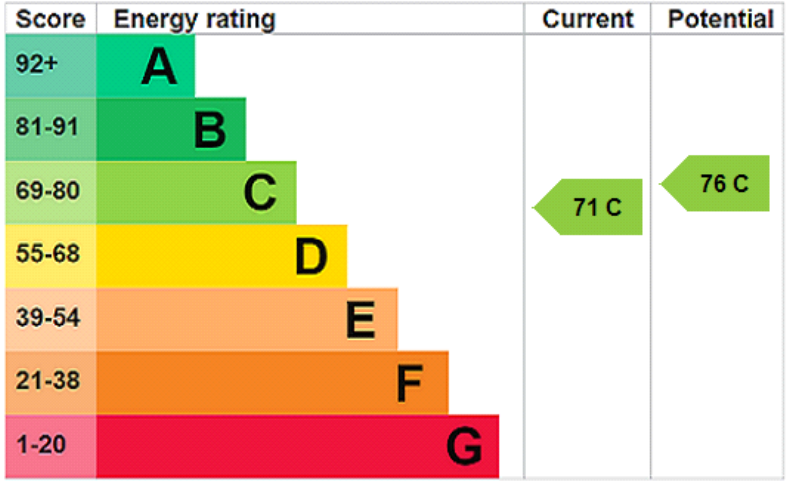


Thicket Rd, Sutton SM1

Approx. Gross Internal Area 682 sq. ft / 63.40 sq. meters

Whilist 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 show.

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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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