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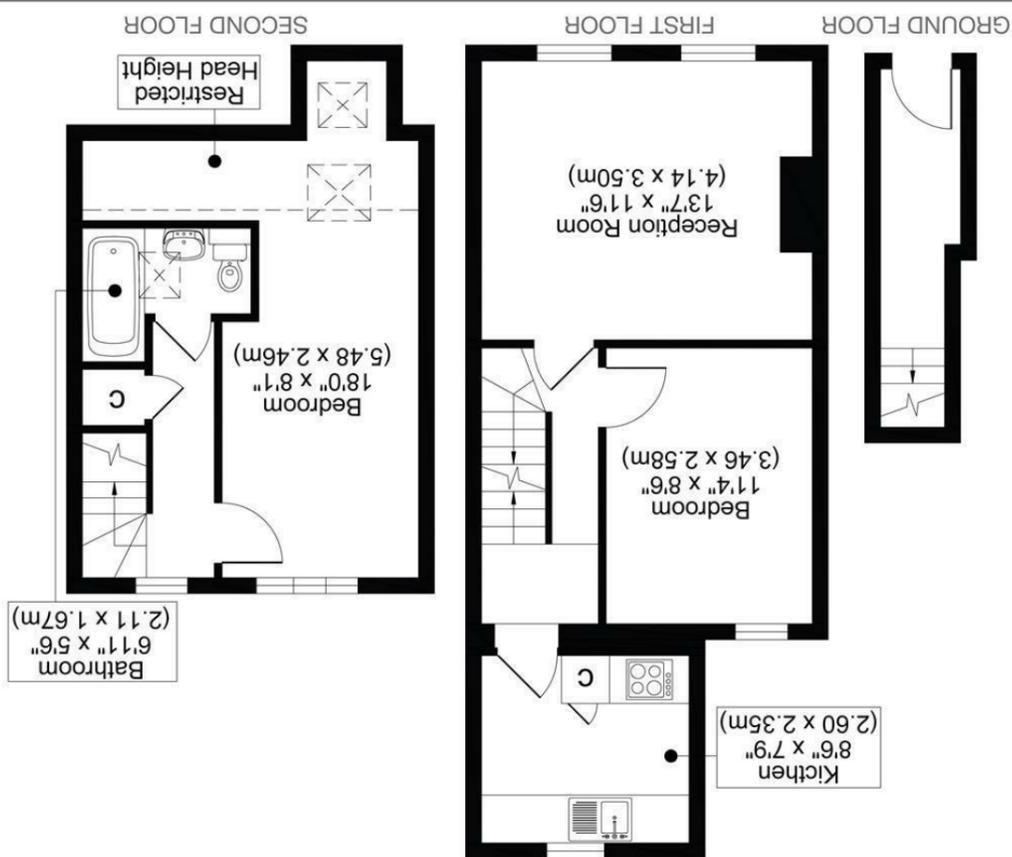
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



STAYTON ROAD, SM1
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 694 SQ.FT (64 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 644 SQ.FT (60 SQ.M)



CHRISTIES



OFFER IN EXCESS OF £300,000

NESTLED ON STAYTON ROAD IN THE HEART OF SUTTON, THIS CHARMING MASONETTE OFFERS A DELIGHTFUL BLEND OF MODERN LIVING AND CONVENIENCE. RECENTLY REFURBISHED, THE PROPERTY BOASTS A FRESH AND CONTEMPORARY FEEL, MAKING IT AN IDEAL CHOICE FOR THOSE SEEKING A COMFORTABLE HOME.

THE PROPERTY FEATURES A WELL-PROPORTIONED RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. WITH TWO INVITING BEDROOMS, THERE IS AMPLE SPACE FOR A SMALL FAMILY OR PROFESSIONALS LOOKING FOR A PEACEFUL RETREAT. THE BATHROOM IS THOUGHTFULLY DESIGNED, ENSURING BOTH FUNCTIONALITY AND STYLE.

AS A SPLIT-LEVEL MAISONETTE, THIS PROPERTY PROVIDES A UNIQUE LAYOUT THAT ENHANCES THE LIVING EXPERIENCE. THE RECENT REFURBISHMENT MEANS THAT YOU CAN MOVE IN WITH EASE, ENJOYING THE BENEFITS OF MODERN FIXTURES AND FITTINGS THROUGHOUT.

LOCATION IS KEY, AND THIS FLAT DOES NOT DISAPPOINT. SITUATED JUST 0.3 MILES FROM SUTTON COMMON STATION, COMMUTING TO LONDON OR OTHER NEARBY AREAS IS BOTH QUICK AND CONVENIENT. ADDITIONALLY, THE VIBRANT SUTTON TOWN CENTRE IS MERELY MOMENTS AWAY, OFFERING A VARIETY OF SHOPS, RESTAURANTS, AND LEISURE FACILITIES TO EXPLORE.

- SPLIT LEVEL MAISONETTE
- NEWLY REFURBISHED
- SHARE OF FREEHOLD & LONG LEASE
- COUNCIL TAX BAND B
- EPC RATING D

