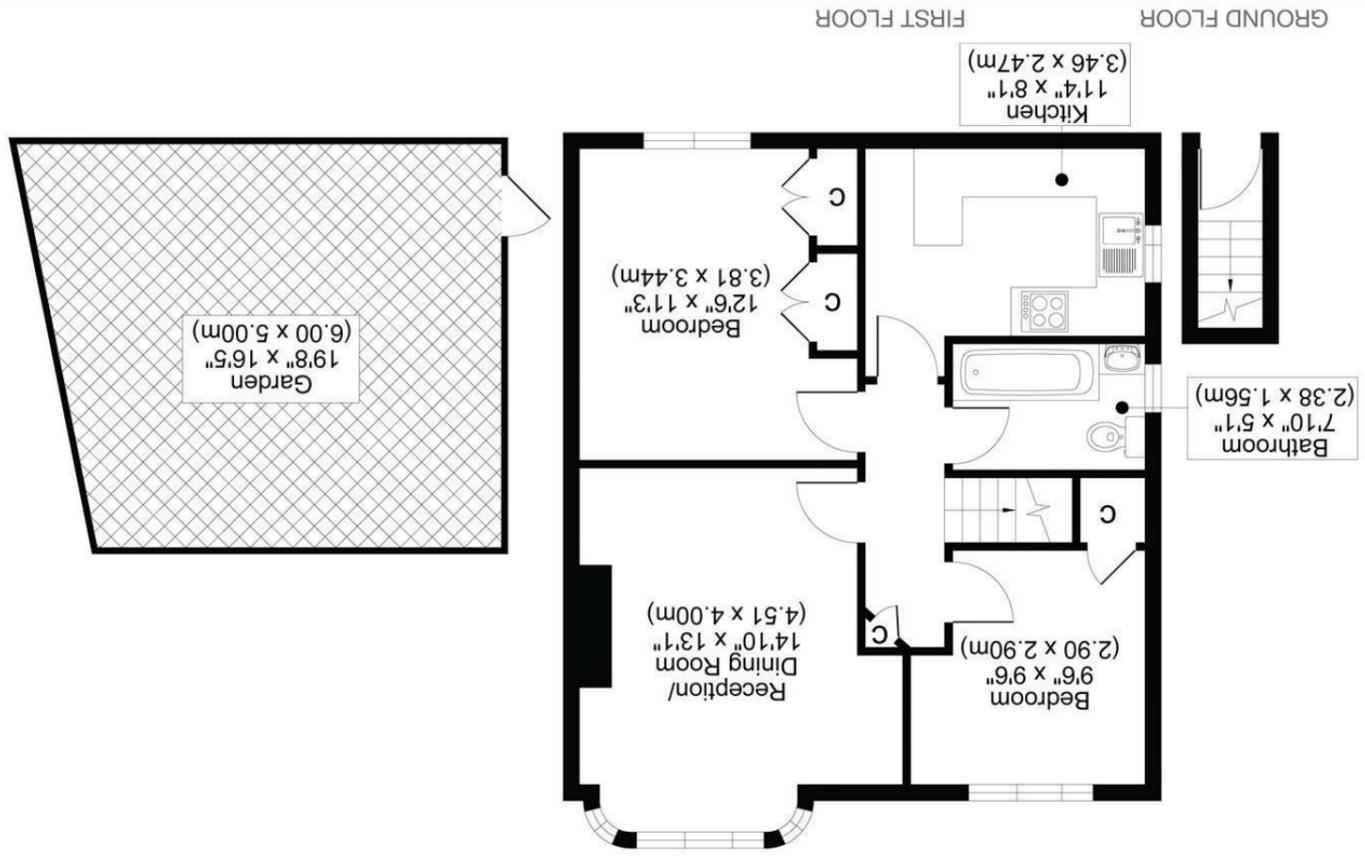


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



**\*\* GUIDE PRICE £325,000 - £350,000 \*\***

WELCOME TO THIS CHARMING FIRST-FLOOR FLAT LOCATED ON FALCOURT CLOSE MOMENTS FROM LOCAL AMENITIES. THIS DELIGHTFUL PROPERTY, OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

THE FLAT FEATURES A SPACIOUS RECEPTION ROOM, PROVIDING A WARM AND INVITING SPACE FOR RELAXATION AND ENTERTAINING. WITH TWO WELL-PROPORTIONED BEDROOMS, THERE IS AMPLE ROOM FOR BOTH REST AND STUDY, CATERING TO A VARIETY OF LIVING ARRANGEMENTS. THE BATHROOM IS THOUGHTFULLY DESIGNED, ENSURING FUNCTIONALITY AND COMFORT FOR DAILY ROUTINES.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PRIVATE GARDEN, A RARE FIND IN FLAT LIVING. THIS OUTDOOR SPACE OFFERS A WONDERFUL OPPORTUNITY FOR GARDENING ENTHUSIASTS OR SIMPLY A TRANQUIL AREA TO ENJOY THE FRESH AIR AND SUNSHINE.

SITUATED IN A PEACEFUL NEIGHBOURHOOD, FALCOURT CLOSE BENEFITS FROM EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND PARKS, ALL WITHIN EASY REACH. THE AREA IS WELL-CONNECTED BY PUBLIC TRANSPORT, MAKING COMMUTING TO CENTRAL LONDON AND BEYOND A BREEZE.

THIS FLAT PRESENTS A FANTASTIC OPPORTUNITY TO OWN A PIECE OF SUTTON, COMBINING A COMFORTABLE LIVING SPACE WITH THE ADDED BENEFIT OF OUTDOOR

- CHAIN FREE
- PRIVATE GARDEN & PERMIT PARKING AVAILABLE
- MOMENTS FROM LOCAL AMENITIES
- COUNCIL TAX BAND C
- EPC BAND C

