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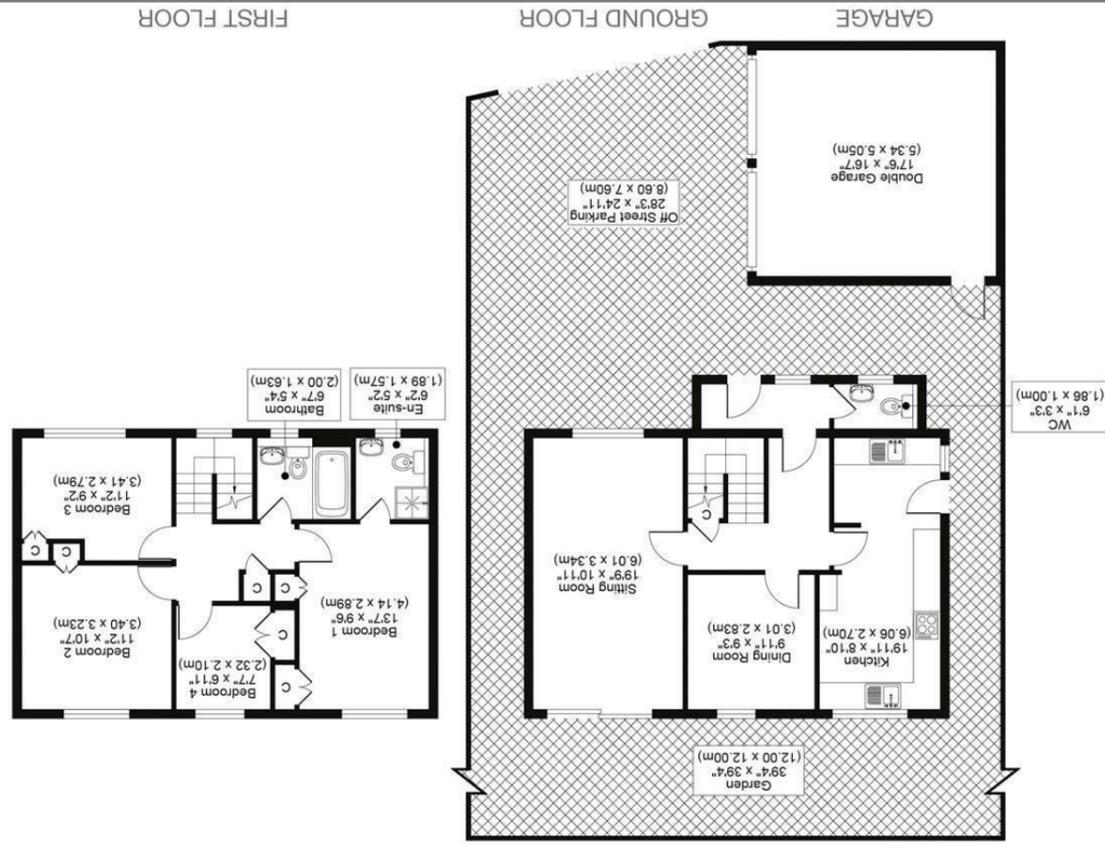
RICS

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.



BALMORAL WAY, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1556 SQ.FT (144 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1265 SQ.FT (117 SQ.M)



CHRISTIES



NESTLED IN THE DESIRABLE AREA OF BALMORAL WAY, SUTTON, THIS SPLENDID, DETACHED HOUSE OFFERS A PERFECT BLEND OF COMFORT AND MODERN LIVING. WITH FOUR GENEROUSLY SIZED BEDROOMS, INCLUDING A MASTER SUITE COMPLETE WITH ITS OWN ENSUITE BATHROOM, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING BOTH SPACE AND PRIVACY.

THE HEART OF THE HOME IS THE INVITING KITCHEN, WHICH PROVIDES AMPLE SPACE FOR CULINARY CREATIVITY AND FAMILY GATHERINGS. ADJACENT TO THE KITCHEN, YOU WILL FIND TWO SPACIOUS RECEPTION ROOMS, PERFECT FOR ENTERTAINING, DINING OR SIMPLY RELAXING WITH LOVED ONES.

FOR THOSE WITH VEHICLES OR IN NEED OF EXTRA STORAGE, THE PROPERTY FEATURES A DOUBLE GARAGE, PROVIDING BOTH SECURITY AND PRACTICALITY. THE OVERALL LAYOUT OF THE HOUSE IS DESIGNED TO MAXIMISE LIGHT AND SPACE, CREATING A WARM AND WELCOMING ATMOSPHERE THROUGHOUT.

SITUATED IN A PEACEFUL NEIGHBOURHOOD, THIS HOME IS CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, SCHOOLS, AND PARKS, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE. WITH ITS ATTRACTIVE FEATURES AND PRIME LOCATION, THIS PROPERTY ON BALMORAL WAY IS NOT TO BE MISSED.

- CHAIN FREE
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND F
- EPC RATING C

