



£385,000

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Duchess Close, Sutton, SM1 3BU



Train Stations

Sutton 0.5 miles
Sutton Common 0.5 miles

Nearest Schools

Greenshaw 0.25 miles
Manor Park Primary 0.4 miles

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing arrangements

If you would like to make an offer or to arrange a viewing call the sales team on **0208 642 1234**



- Modern Semi Detached
- Two Double Bedrooms
- Two Bathrooms
- Garden Aspect Living Room
- Downstairs Cloakroom
- Modern Kitchen
- Gas Central Heating
- Double Glazing
- 40'0 Rear Garden
- Allocated Parking Space

T: 0208 642 1234
E: sales@burnandwarne.co.uk
Bank House, 3 Sutton Court Road, Sutton, Surrey,
SM1 4SY

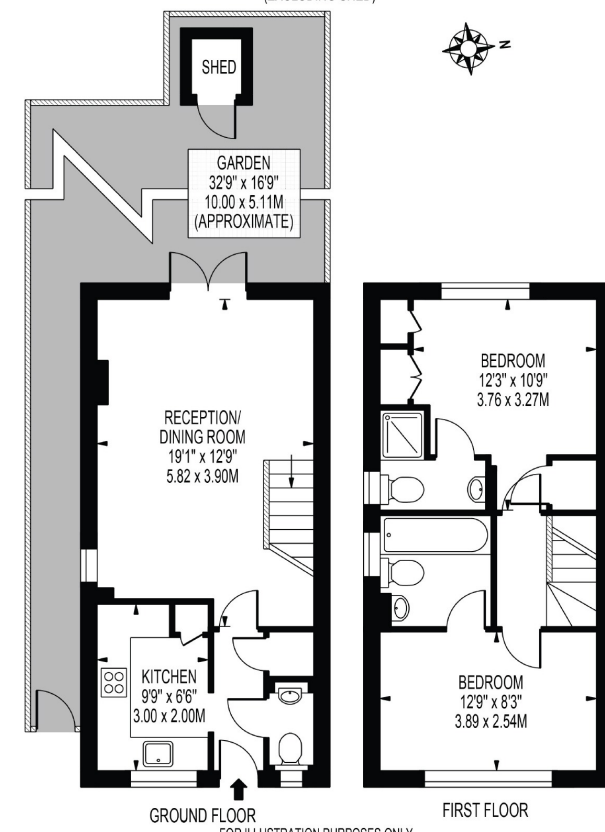
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DUCHESS CLOSE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 714 SQ FT - 66.30 SQ M
 (EXCLUDING SHED)



GROUND FLOOR
 FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Duchess Close, Sutton, SM1 3BU **£385,000**

A superbly presented two bedroom modern semi detached, with two bathrooms, in a secluded cul de sac location close to Sutton rail station and the town centre, and several good local schools including 'Manor Park Primary' and 'Greenshaw Secondary'. The ground floor accommodation includes a bright 19'1 x 12'9 garden aspect living room, a 9'9 x 6'6 kitchen and a downstairs cloakroom. Upstairs are two double bedrooms, each with it's own en suite bathroom. Further benefits include double glazing, gas central heating, 40'0 rear garden, allocated parking space and some visitor parking

Vendor's opinion ””

Accommodation

- Entrance Hall**
- Downstairs Cloakroom**
- Kitchen 9'9 x 6'6 (2.97m x 1.98m)**
- Living Room 19'1 x 12'9 (5.82m x 3.89m)**
- First Floor Landing**
- Bedroom 1 12'9 x 10'9 (3.89m x 3.28m)**
- Ensuite Bathroom**
- Bedroom 2 12'9 x 8'3 (3.89m x 2.51m)**
- Ensuite Shower Room**
- Rear Garden**
- Allocated Parking Space**

