



£310,000

burn&warne

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36 Kingswood Drive, Sutton, SM2 6NB



Train Stations

Sutton 1.0 miles
Belmont 0.2 miles

Nearest Schools

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



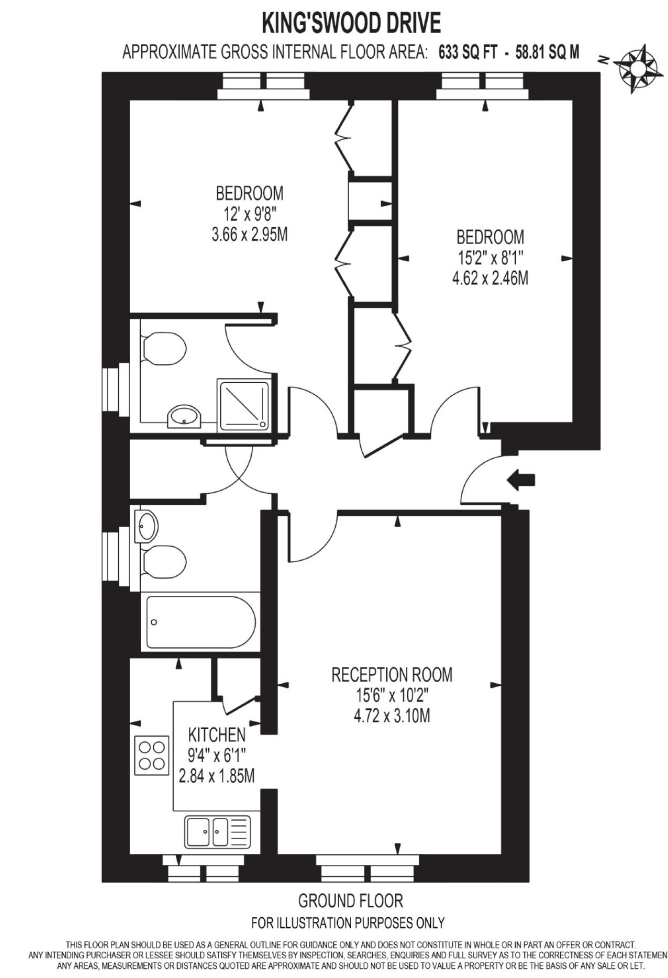
- Two Bedroom Apartment
Ensuite to Master Bedroom
15'6 x 10'2 Living Room
Gas Central Heating
Double Glazing
Two Parking Spaces

T: 0208 642 1234
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36 Kingswood Drive, Sutton, SM2 6NB **£310,000**

An immaculately presented luxury 'two double bedroom/two bathroom' apartment, in an attractive and well maintained development, close to Belmont village and rail station. Both the 'Harris' and 'Avenue' academy schools are close by. The accommodation includes a 15'6 x 10'2 living room, a 9'4 x 6'1 kitchen, master bedroom with en suite shower room, a 15'2 x 8'1 second bedroom and family bathroom. Further benefits include gas central heating, double glazing and two allocated parking spaces

Vendor's opinion ””

Accommodation

- Entrance Hall**
 - Living Room 15'6 x 10'2 (4.72m x 3.10m)**
 - Kitchen 9'4 x 6'1 (2.84m x 1.85m)**
 - Bedroom 1 12'0(min) x 9'8 (3.66m (min) x 2.95m)**
 - Ensuite Shower Room**
 - Bedroom 2 15'2 x 8'1 (4.62m x 2.46m)**
 - Family Bathroom**
- Two Parking Spaces**
Communal Grounds

