



£350,000

burn&warne

www.burnandwarne.co.uk

Copse Hill, Sutton, SM2 6AD



Train Stations

Sutton 0.2 miles

Nearest Schools

Devonshire 0.1 miles
Homefield Prep 0.3 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**



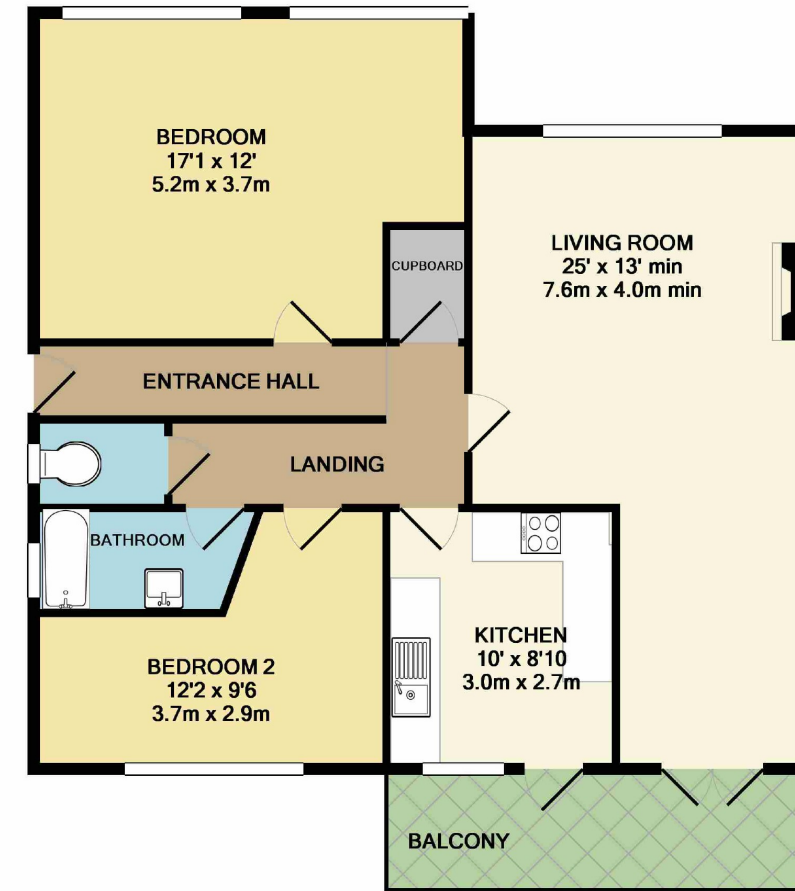
- **Stunning Maisonette**
- **Balcony & Rear Garden**
- **Two Double Bedrooms**
- **Excellent Location**
- **Living Room plus Dining Area**
- **Gas Central Heating**
- **Double Glazing**
- **Garage**

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TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)
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A superbly presented TWO DOUBLE bedroom first floor maisonette, with PRIVATE REAR GARDEN, balcony in a highly sought after road a short distance from Sutton town centre and rail station. The accommodation includes a 25'0 x 13'0 living room narrowing at the dining area, a modern 10'0 x 8'10 kitchen, 17'0 max x 12'0 master bedroom, a 12'10 x 9'6 second bedroom and a modern white bathroom with a 5'0 x 2'10 separate cloakroom. Additional benefits include a private rear garden, balcony, gas central heating, fully boarded loft and double glazing.

Vendor's opinion ”

Accommodation

Front Door

Living Room 25'0 x 13'0 narrowing (7.62m x 3.96m narrowing)

Kitchen 10'0 x 8'10 (3.05m x 2.69m)

Bedroom 1 17'0 (max) x 12'0 (5.18m (max) x 3.66m)

Bedroom 2 12'10 x 9'6 (3.91m x 2.90m)

Bathroom 8'4 x 5'4 (2.54m x 1.63m)

Separate W.C 5'0 x 2'10 (1.52m x 0.86m)

Rear Garden

