



£255,000

burn&warne

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Overton Road, Sutton, SM2 6QP



Train Stations

Sutton 0.5 miles
Cheam 0.8 miles

Nearest Schools

Overton Grange 0.3 miles
The Avenue 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**

- **One Bedroom Apartment**
- **Superb Location**
- **17'3 x 11'0 Living Room**
- **Modern Kitchen**
- **Double Bedroom**
- **Allocated Parking Space**
- **Visitor Parking**
- **Chain Free**

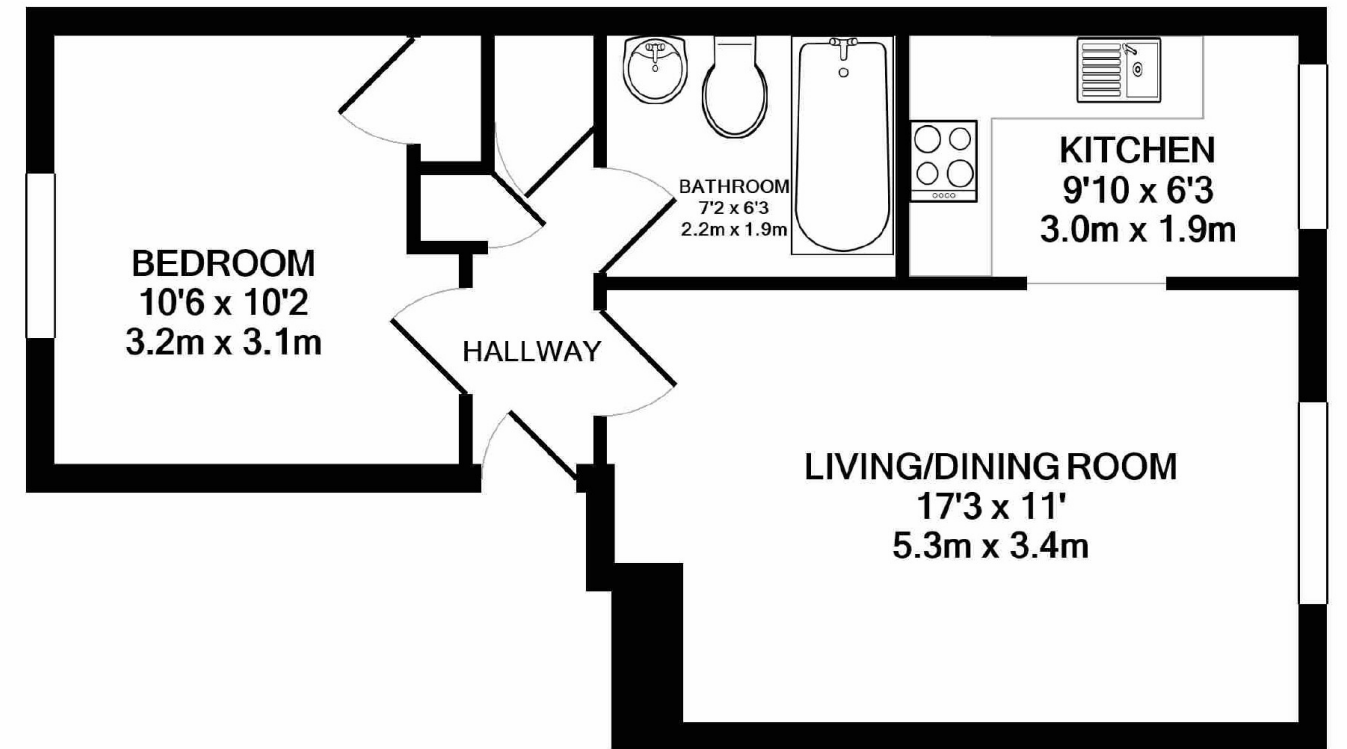


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A smart one bedroom second floor apartment, in a small sought after development in the heart of South Sutton, close to Sutton rail station, the town centre and Overton Park.

Well decorated throughout, the accommodation includes a 17'3 x 11'0 living/dining room, a modern 9'10 x 6'3 kitchen, a 10'6 x 10'2 bedroom with built in wardrobes and a fully tiled bathroom. There is electric heating, and both allocated and visitor parking.

Vendor's opinion ””

Accommodation

Entrance Hall

Living Room 16'5 x 10'10 (5.00m x 3.30m)

Kitchen 9'10 x 6'3 (3.00m x 1.91m)

Bedroom 10'6 x 10'2 (3.20m x 3.10m)

Bathroom 7'0 x 6'3 (2.13m x 1.91m)

Communal Gardens

Allocated Parking Space

Visitor Parking

