

Calthorpe Gardens, Sutton
Asking Price: £450,000

Freehold

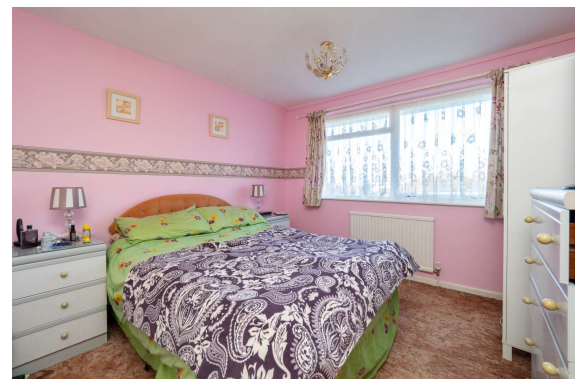
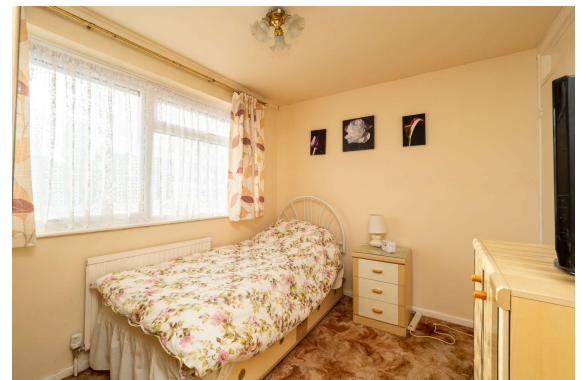




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New to the market this three-bedroom Semi- Detached house presented to the market in good condition throughout. Located in a quiet well-regarded cul-de-sac in Sutton this property offers versatile living space with good sized rooms and is complemented by a private secluded rear garden. The ground floor consists of a separate hallway, open plan lounge/dining room with views overlooking the rear garden, a separate fitted kitchen and a downstairs w.c. The first floor offers three good sized bedrooms and a family bathroom with bath and over bath shower unit. Further benefits to this lovely home include off street parking, garage and no onward chain. The area is popular with both families and investors due to its close proximity to transport links, the closest train station is just 0.4 miles away (Sutton Common) plus excellent local schools and green spaces. EPC Rating: D Council Tax Banding: E



Frontage

Laid to lawn paved area leading to garage.

Entrance Hall

Single glazed obscured windows to front aspect, ceiling light, door leading to downstairs W.C., storage cupboard, door leading to garage, radiator, carpet floor.

Downstairs W.C.

Double glazed obscured window to front aspect, sink with hot and cold stainless steel taps, low level W.C., laminate floor.

Kitchen

Double glazed window to front aspect, range of wall and base units, space for washing machine, stainless steel sink and drying rack unit with stainless steel mixer tap, Hygena gas induction hob, Indesit gas oven, Hygena extractor fan, space for separate fridge and freezer or American style fridge-freezer, tiled walls, carpet floor, triple bulb ceiling light.

Living Room

UPVC double glazed sliding doors to rear aspect, UPVC single glazed window to rear aspect, ceiling light x2, under stair storage cupboard, feature fireplace, radiator, carpet floor, stairs leading to first floor.





Landing

Ceiling light, loft access, cupboard housing boiler, carpet floor.

Bedroom One

Single glazed window to rear aspect, ceiling light, carpet floor, built in storage cupboard/wardrobe with shelving and hanging space, radiator.



Bedroom Two

UPVC double glazed window to front aspect, ceiling light, storage cupboard, radiator, carpet floor.





Bedroom Three

Single glazed window to rear aspect, ceiling light, radiator, carpet floor.



Bathroom

UPVC single glazed obscure window to front aspect, ceiling light, tiled walls, electric shower, heated towel rack, panel enclosed bath with stainless steel hot and cold taps, pedestal wash basin with stainless steel hot and cold taps, low level W.C., radiator, carpet floor.





Garden

Paved patio leading to mainly laid to lawn area, selection of well-established shrubs, low level wall, enclosing bedding area, concrete pond.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

Calthorpe Gardens

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft
(Including Garage)



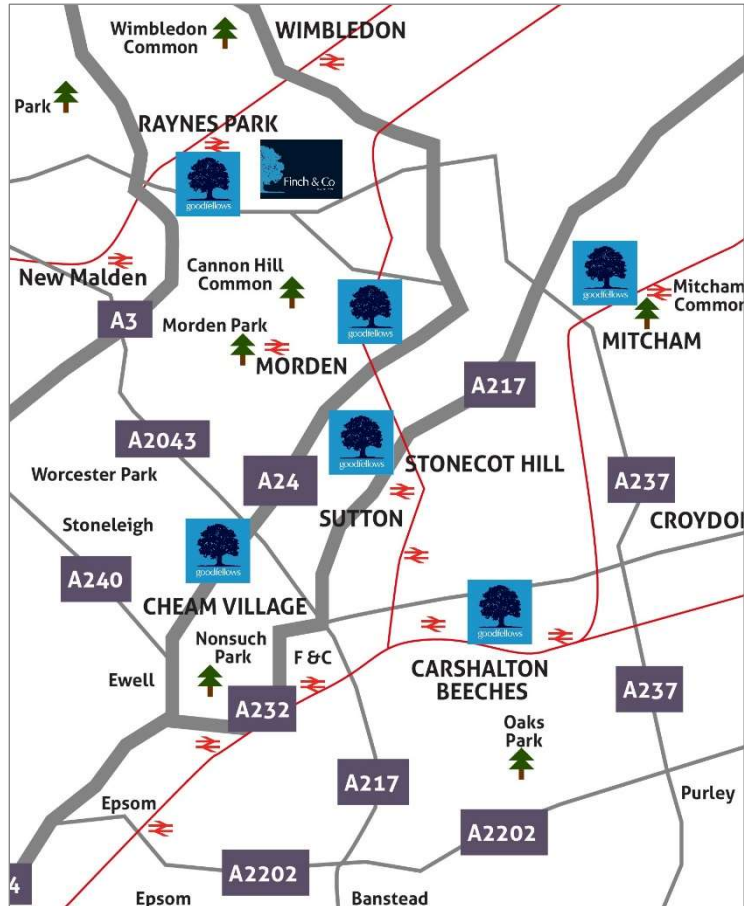
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID924566)

Goodfellows Branch Network



Local Authority

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

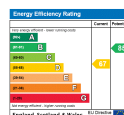
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For full EPC please contact the branch