



12 Stanley Road  
Sutton, SM2 6SB  
£325,000



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## Flat 1, The Priory, 12 Stanley Road, Sutton, SM2 6SB

SHARE OF FREEHOLD AND NO ONWARD CHAIN!!! Watson Homes are pleased to present this charming two double bedroom ground floor maisonette located on the desirable Stanley Road in South Sutton. This delightful property boasts a modern bathroom and a spacious lounge, providing a comfortable living space for residents. The maisonette also features a lovely rear garden, perfect for enjoying the outdoors, as well as a garage for added convenience.

One of the standout features of this property is the share of freehold, which offers a sense of ownership and stability. Additionally, there is no onward chain, making the purchasing process straightforward and hassle-free.

Situated on a picturesque, tree-lined road, this maisonette benefits from its proximity to Sutton Station, ensuring easy access to transport links for commuting. The vibrant town centre is just a short distance away, offering a diverse array of shops, cafés, and amenities to cater to your everyday needs.

The area is particularly well-regarded for its excellent school catchment, making it an ideal choice for families seeking a nurturing environment for their children. With parking available for two vehicles, this property combines convenience with comfort, making it a wonderful opportunity for both first-time buyers and those looking to downsize.

In summary, this ground floor maisonette on Stanley Road presents a fantastic opportunity to enjoy a modern lifestyle in a sought-after location, with all the amenities and transport links you could desire right at your fingertips.

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Sutton, SM2 6SB

#### Accommodation

Obscure double glazed composite front door to..

#### Spacious entrance hall

Single panel radiator, two large storage cupboards, coved ceiling.

#### Lounge/diner

UPVC double glazed window to front aspect, covered radiator, fireplace, coved ceiling.

#### Kitchen

Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and brushed chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, space and plumbing for washing machine, double panel radiator, wall mounted boiler, tiled splash back, UPVC double glazed windows to front and side aspects, tiled flooring.

#### Bedroom one

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling, fitted wardrobes with drawers and hanging rail.

#### Bedroom two

UPVC double glazed window to rear aspect, coved ceiling, double panel radiator.

#### Bathroom

Consisting a tiled cubicle with the thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, double panel radiator, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

#### Rear garden

Hardstanding area leading to lawn section with shrub and hedge borders.

#### Garage en bloc

Up/over door at front

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete





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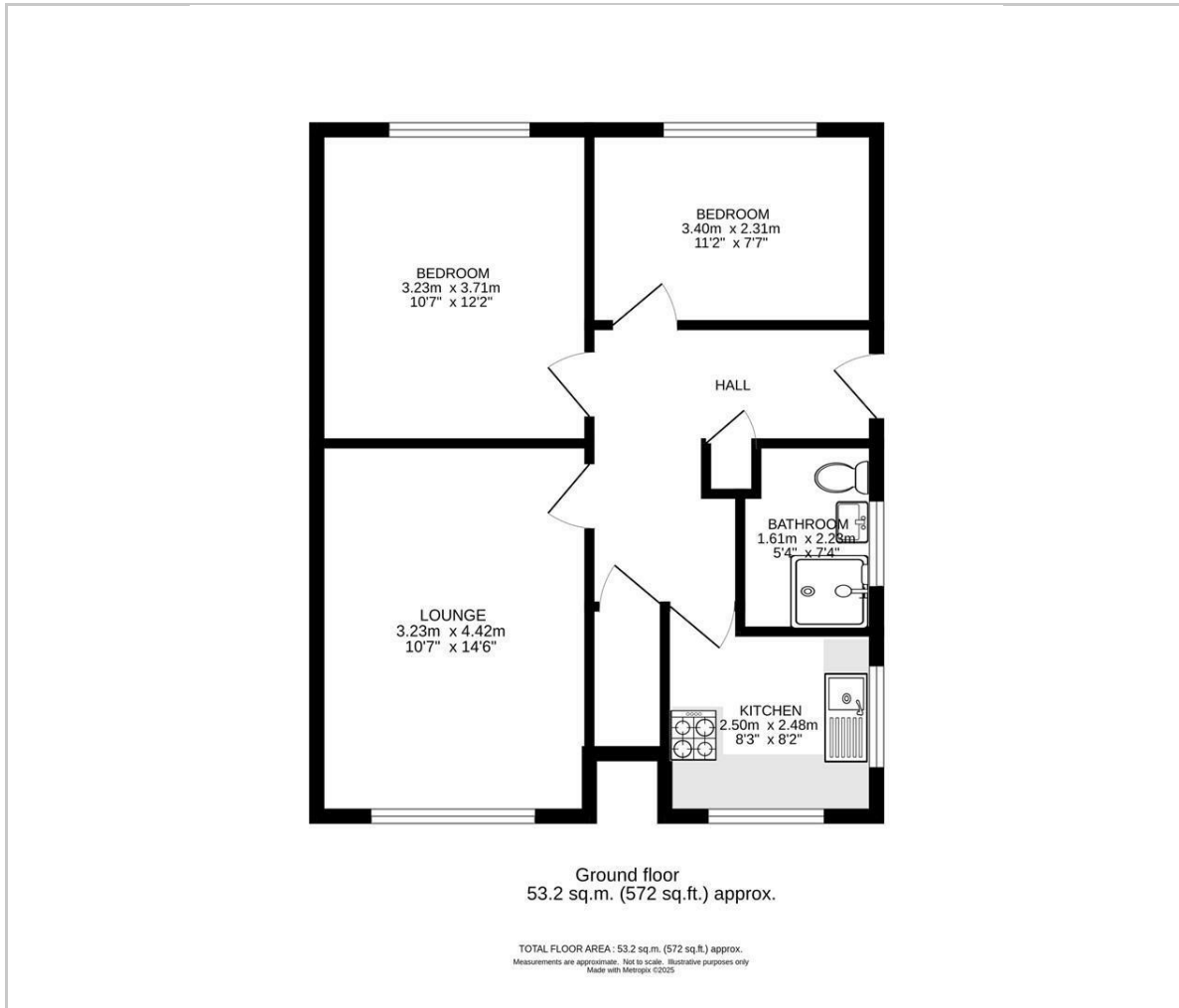
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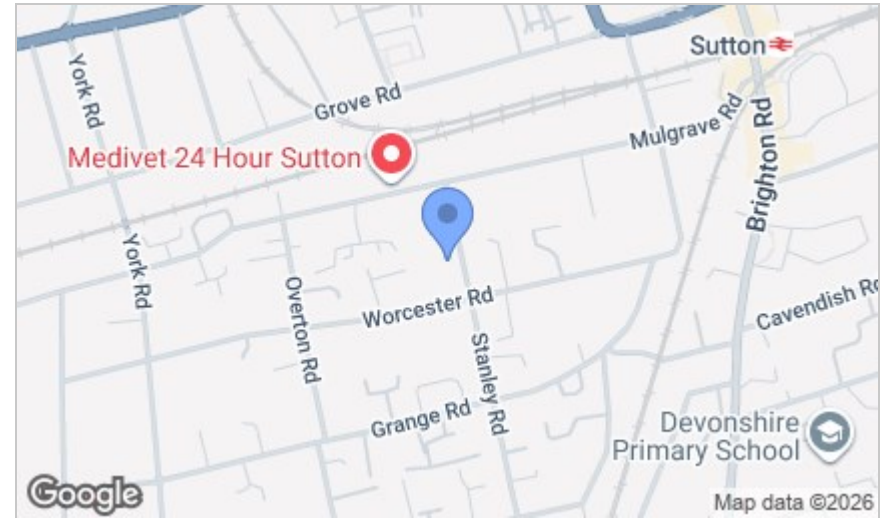
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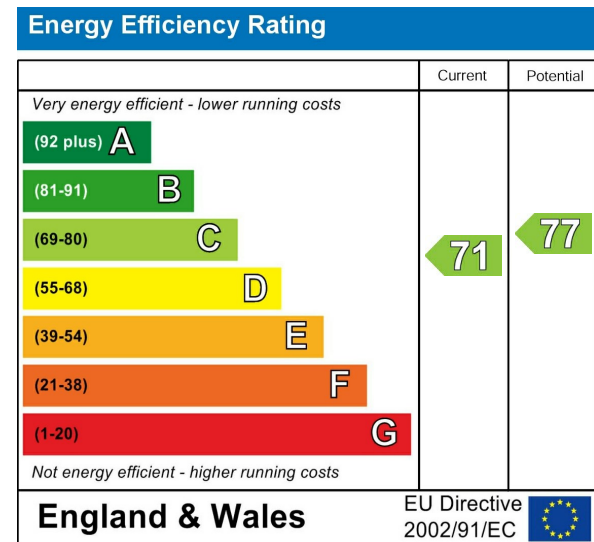
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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