















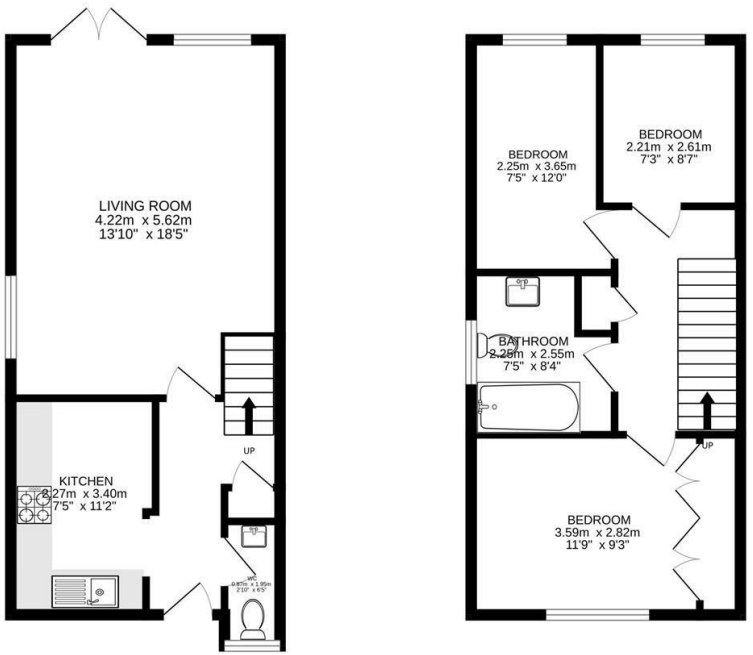
136 St. James Road, Sutton, SM1 2TT

Offers over £485,000

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WH WATSON HOMES
Estate Agents

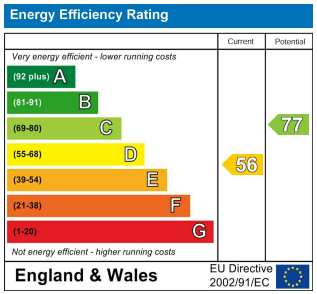
Floor Plan



Ground floor
38.5 sq.m. (415 sq.ft.) approx.

1st floor
38.1 sq.m. (410 sq.ft.) approx.

TOTAL FLOOR AREA : 76.6 sq.m. (825 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Additional Information

Owner has lived at the property 40 years.
Freehold.
The property has a partly boarded loft with loft ladder and light.
The loft is partly insulated.
The seller is downsizing locally.
The boundary fence is the left and rear.
The garden faces east.
Council tax band D

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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