



Your local hybrid estate agency



Overton Road, Sutton

£355,000

This is a really lovely ground floor purpose built maisonette with two bedrooms situated in a popular residential location within a few minutes level walking distance of Sutton mainline railway station. Overton Grange, Devonshire Primary and the Avenue Academy schools are all within easy reach. The property is offered for sale in very good condition throughout.

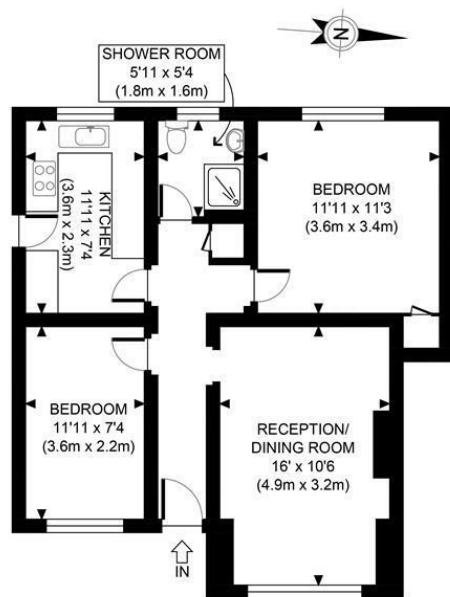
The property has its own front and rear entrances and the hallway offers access to all the rooms. As you will see from the pictures the lounge/diner offers enough space for a small dining table as well as sofas. The kitchen is fully fitted with a good range of wall and base units, a stainless steel integrated oven with a gas hob for cooking.

The lounge/diner and both the bedrooms have laminated timber floors and the bathroom has been refitted to a high standard and provides a fully enclosed shower unit, hand basin and WC.

The property has a long lease with low ground rent and service charges. and outside there are attractive communal grounds front and rear. This property is offered for sale with no chain attached so if you are looking to move quickly don't hesitate to contact us to arrange a viewing.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 641 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 641 SQ FT / 60 SQM	Hayward Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 25/11/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	66
		75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

