



109 Autumn Drive

Sutton, SM2 5BD

Price Guide £425,000

Silverman Black is delighted to offer this spacious and well presented two bedroom terraced house located on the ever popular Autumn Drive development on the south side of Sutton. Being offered with full vacant possession and no onward chain, the accommodation comprises a good size hallway, a fitted modern kitchen facility and a large open plan living room (with direct access to the rear garden) on the ground floor with two genuine double bedrooms and a full bathroom suite on the floor above. An ex-rental property, the house is ready for occupation although some cosmetic updating would be beneficial. Other benefits included with the property include gas/radiator central heating, double glazing, two private parking spaces located at the front of the house and a private 35 ft rear garden - affording a sizable patio and a mature lawn. In terms of facilities, Belmont Village, which is 0.7 miles distant (13 minutes walk), offers a good range of local shops, restaurants and a BR station, whilst Sutton town centre - with a much fuller choice of shops, transport, schools and entertainment options - is just a over 1 mile distant (20 minutes walk) and can easily be accessed via the regular bus services which operate on the Brighton Road, which is only a few minutes walk away. We believe that this property would make an ideal first time purchase or investment opportunity - so we strongly recommend booking a visit! Call today to arrange a suitable appointment.

- A spacious and well presented two bedroom terraced house located on the ever popular Autumn Drive development
- Being sold vacant and with no onwards chain
- Generous living accommodation comprising hallway, fitted modern kitchen & a large open plan living room on the ground floor
- Two genuine double bedrooms and a family bathroom located upstairs
- Two allocated parking spaces, a mature 35 ft rear garden to the rear
- gas/radiator central heating, double glazing
- EPC rating "C" (72/86); Council Tax Band E; Freehold
- Belmont Village shops and BR station are 0.7 miles distant (13 mins walk), whilst Sutton town centre and mainline BR station is 1 mile away (approx 20 mins walk)
- Viewing of this excellent starter home is highly recommended - so please call today to book an appointment

