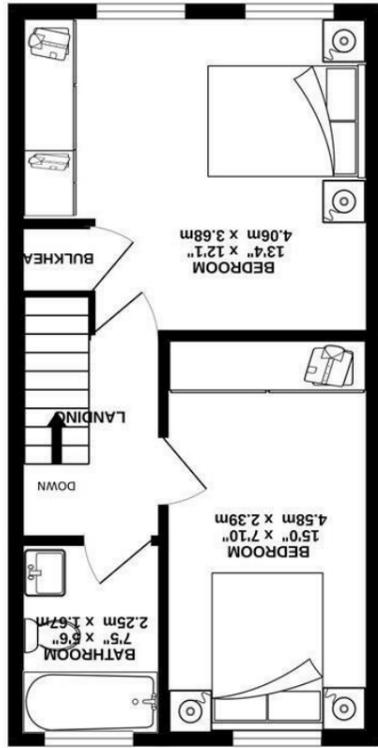
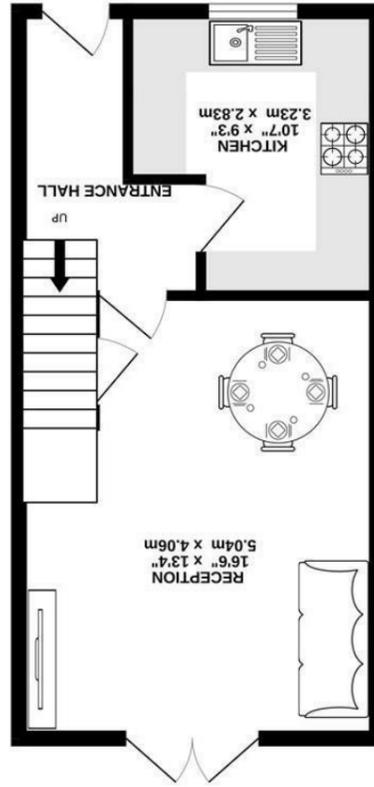


When every attempt has been made to ensure the accuracy of the layout, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The architect, surveyor and appliances shown have not been visited and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not intended to be used as a contract. Measurements are made with a laser level.



1ST FLOOR  
 362 sq. ft. (33.6 sq.m.) approx.



GROUND FLOOR  
 362 sq. ft. (33.6 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 6 Autumn Drive

Sutton, SM2 5BD

Price Guide £442,000

Silverman Black is delighted to offer this good size two bedroom terraced house, located on the ever-popular Autumn Drive development in South Sutton. Located only a mile south of the town centre, Sutton mainline BR station is about a 20 minute walk away making this a popular location for commuters and investors to consider. The property comprises a good size entrance hall, a self contained kitchen and a large living room to the rear of the house, giving access to the private rear garden, with two double bedrooms and a bathroom on the floor above. Externally, the property has two parking spaces located at the front of the house, whilst the rear garden extends around 25 ft, is enclosed and relatively unoverlooked. Available vacant and with no onwads chain, the property also benefits from double glazed windows and gas/radiator central heating. 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 good size two bedroom terraced house located on a sought after development just one mile from Sutton mainline BR station
- Accommodation comprises: Entrance Hall, separate kitchen, open plan living room, two double bedrooms and a family bathroom
- Private off street parking, 25 ft private rear garden
- Gas/Radiator heating, double glazing
- Vacant Possession with no onward chain
- Freehold; EPC rating: "C" (73/87); Council Tax Band "E"
- Viewing strongly recommended
- Local shops and BR station at Belmont (0.7 miles away); Mainline BR station & fuller shopping facilities at Sutton - 1 mile/20 minutes walk away

