

Truuli



Sevenoaks Close, Sutton, Surrey, SM2

£260,000 Flying Freehold

- Flying freehold
- Separate kitchen
- Allocated parking
- Real sense of unity amongst the community
- Modern kitchen and bathroom
- Close proximity to Belmont Village
- Within easy reach of Sutton Town Centre

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Vendor's comments: "We bought the house in 2017 as two 24 year old first time buyers and we have loved every minute of it since.

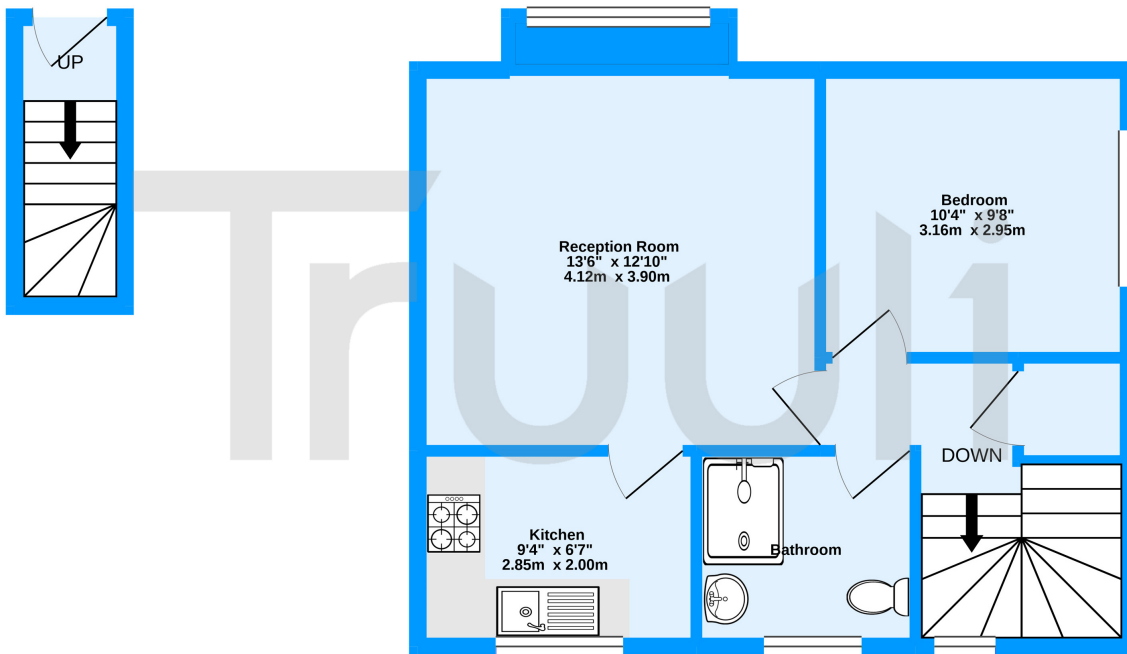
We redecorated the whole house installing a brand new bathroom and modernising the kitchen with new work tops and additional cupboards. We have kept the house up to a modern standard. Our neighbours are brilliant and there is a real sense of unity amongst the community.

The location is fantastic. You are a five-minute walk away from Belmont Village and situated within easy reach of Sutton town centre, both with their many shops, bars and transport links including Sutton and Belmont mainline rail stations. There are also a numerous amount of well regarded schools close by too.

Since moving here we have had a son who is nearly 2 years old and we are slowly outgrowing the space. We hope the next buyers love and enjoy this house just as much as we have.

Ground Floor Entrance
36 sq.ft. (3.3 sq.m.) approx.

First Floor
466 sq.ft. (43.3 sq.m.) approx.



Sevenoaks Close, Belmont, SM2

TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	67	70	0
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

