



Ennerdale Close, Sutton

The **PERSONAL** Agent



# Offers In The Region Of £315,000 Leasehold

- Split Level Maisonette
- Two Double Bedrooms
- Living/Dining Room
- Bathroom/Utility Space
- Allocated Parking Space
- Close To Shops, Schools & Stations
- Ideal FTB, Investment Or Downsize Move



The Personal Agent are pleased to offer to the market this well presented, two double bedroom, split level maisonette. Located within walking distance of West Sutton Station, a stones' throw from Collingwood Road Recreation Ground, and equidistant of the vibrant town centre of Sutton and the charming village of Cheam.

This property would be ideal for first time buyers, investors and downsizers looking to downsize but not downgrade.

The property comprises a private entrance with stairs leading to the entrance hall with doors to; living/dining room with a double height ceiling, kitchen with a range of eye and base level units and built-in oven and hob. The second bedroom which is a double is also on this floor.

On the second floor there is the master bedroom with a

mezzanine overlooking the living/dining room, and a built-in wardrobe, modern family bathroom with space and plumbing for a washing machine, with access to the eaves storage.

Outside there is an allocated parking space and further visitors parking.

Situated within easy walking distance of Cheam Village, with its wide range of shops and restaurants, including Waitrose, Costa Coffee, Prezzo's and Pizza Express, along with a wide range of other independent outlets.

Cheam Village also offers a mainline railway station, with a regular commuter service in to London Victoria and London Bridge. The property is well located for West Sutton mainline railway station too which serves London Bridge, London Blackfriars, Farringdon and London Waterloo via Wimbledon.

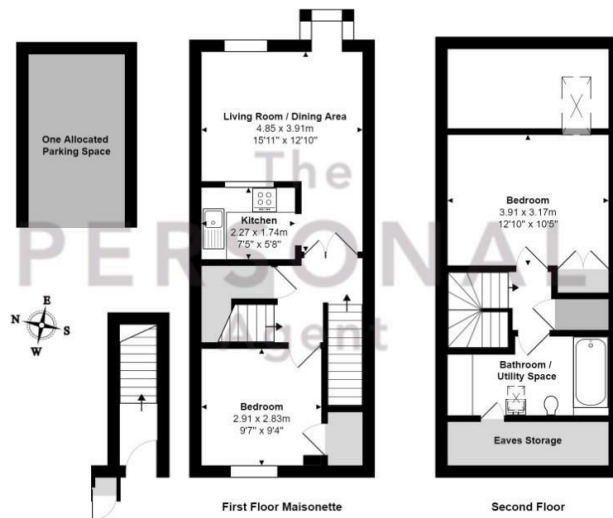
The property is well positioned for Homefield Preparatory School, Cheam Fields Primary, and Cheam High School.

Sutton is also close by and offers a vibrant town centre with plenty of shops, bars and restaurants, including the St. Nicholas and Times Square shopping centres. There are also a wide range of amenities and local parks. The mainline station offers frequent services to multiple London destinations.









Ennerdale Close, Cheam, Sutton  
 Total Area: 70.9 m<sup>2</sup> ... 763 ft<sup>2</sup> (excluding eaves storage, one allocated parking space)  
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

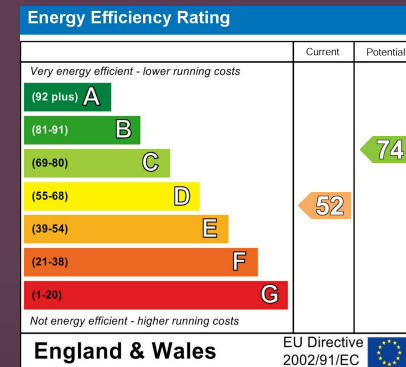
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NO PARKING  
ON THE  
SUMMERSIDE AREA