



## Worcester Road Sutton, SM2 6GE

Nestled in the heart of Sutton, Holmeswood presents an exceptional opportunity to own a purpose-built flat that combines comfort and convenience. This delightful property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

The flat boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With two bathrooms, the property offers added convenience, ensuring that morning routines run smoothly.

Parking is available for one vehicle, a valuable asset in this bustling area, allowing for easy access to local amenities and transport links.

Sutton is known for its vibrant community and excellent facilities, including shops, restaurants, and parks, all within easy reach. This property not only provides a comfortable living space but also places

Offers over £350,000

# Worcester Road

Sutton, SM2 6GE



- Unique 2 bedroom purpose built apartment
- Master bedroom with en-suite
- Allocated parking
- Fitted wardrobes in bedrooms
- NO ONWARD CHAIN
- Living/dining room with vaulted ceiling
- Close to excellent local transport links, schooling & amenities
- Second floor with private balcony
- Spacious kitchen
- Located in a modern, coveted building

## SECOND FLOOR

Hallway

Kitchen

12'2 x 10'8 approx (3.71m x 3.25m approx)

Living/Dining Room

15'2 x 14'4 (4.62m x 4.37m)

Bedroom

14'6 x 9'4 (4.42m x 2.84m)

En-Suite

Bedroom

10'10 x 8'3 (3.30m x 2.51m)

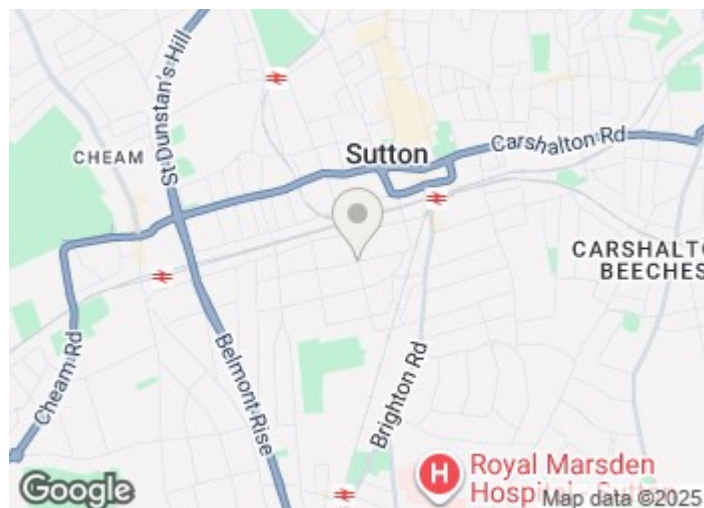
Bathroom

9'3 x 6'7 (2.82m x 2.01m)

OUTSIDE

Private Balcony

Allocated Parking



Directions



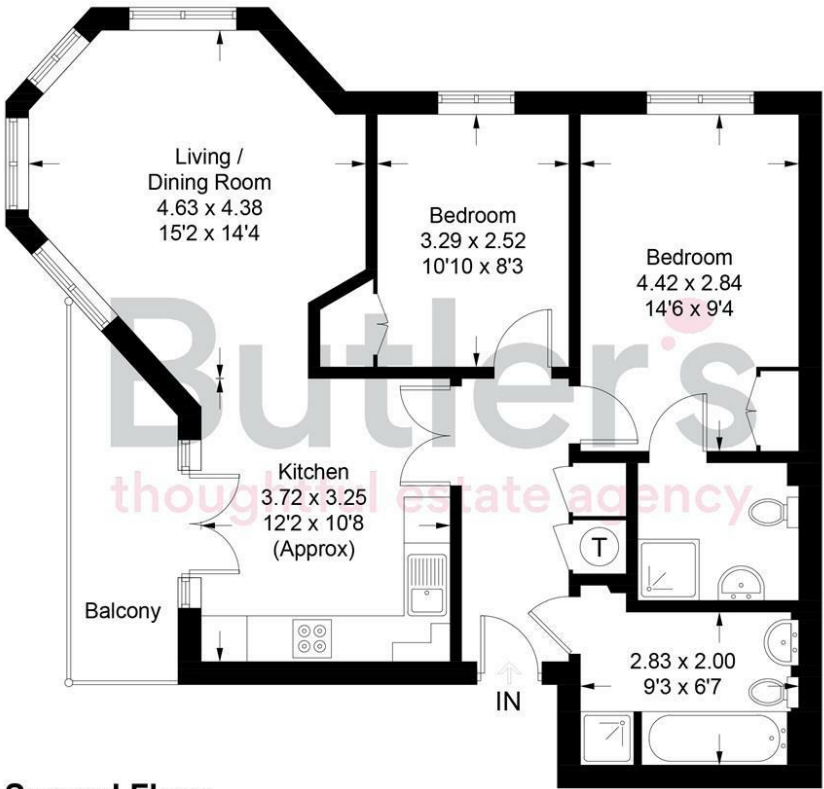




Floor Plan

Holmeswood, Worcester Road

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255556)

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