





TEGAN CLOSE, SUTTON, SM2

£294,000 LEASEHOLD

A SPACIOUS GROUND FLOOR APARTMENT BENEFITTING FROM TWO DOUBLE BEDROOMS TWO BATHROOMS AND ALLOCATED PARKING

Winkworth

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AT A GLANCE

- Ground Floor Spacious Flat
- Contemporary Block of Apartments
- No Onward Chain
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living/Dining Room/Kitchen
- Large Cupboard to Hallway
- Easy Reach of Cheam Village
- Several Well-Regarded Schools Close by
- Half a Mile Approx. to Cheam Station
- Local Bus Routes to Surrounding Areas

DESCRIPTION

A well-proportioned two double bedroom, two bathroom ground floor apartment, situated within an attractive modern development built circa 2008 and benefitting from allocated parking and no onward chain.

The accommodation extends to approximately 695 sq. ft and begins with an unusually spacious entrance hall, which creates an excellent sense of space and provides useful storage. The principal living area is a bright and generous open-plan kitchen/living/dining room, measuring over 18ft and offering ample space for both comfortable seating and a dining table. The contemporary fitted kitchen features a range of integrated appliances, plentiful storage and a breakfast bar, making the room particularly well suited to modern living.

There are two double bedrooms, with the larger bedroom benefitting from a modern en-suite shower room. A separate family bathroom, fitted with a contemporary white suite, serves the second bedroom and guests.

Externally, Tegan Court forms part of an attractive, well-established development, featuring well-kept communal areas and the benefit of allocated parking.

The location is particularly convenient for commuters, with Cheam train station approximately half a mile away, while Sutton and Belmont stations are also within easy reach. Sutton and Cheam offer an excellent selection of shops, restaurants and everyday amenities. Families are also well catered for, with nearby schools including Avenue Primary Academy and Overton Grange School, alongside several highly regarded schools throughout the wider Sutton area.











ACCOMMODATION

Entrance Hall

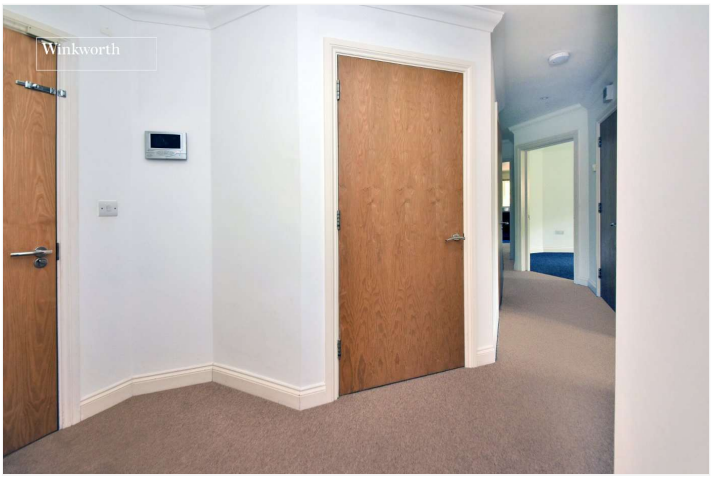
Living/Dining Room/Kitchen - 18'2" x 17'7" max (5.54m x 5.36m max)

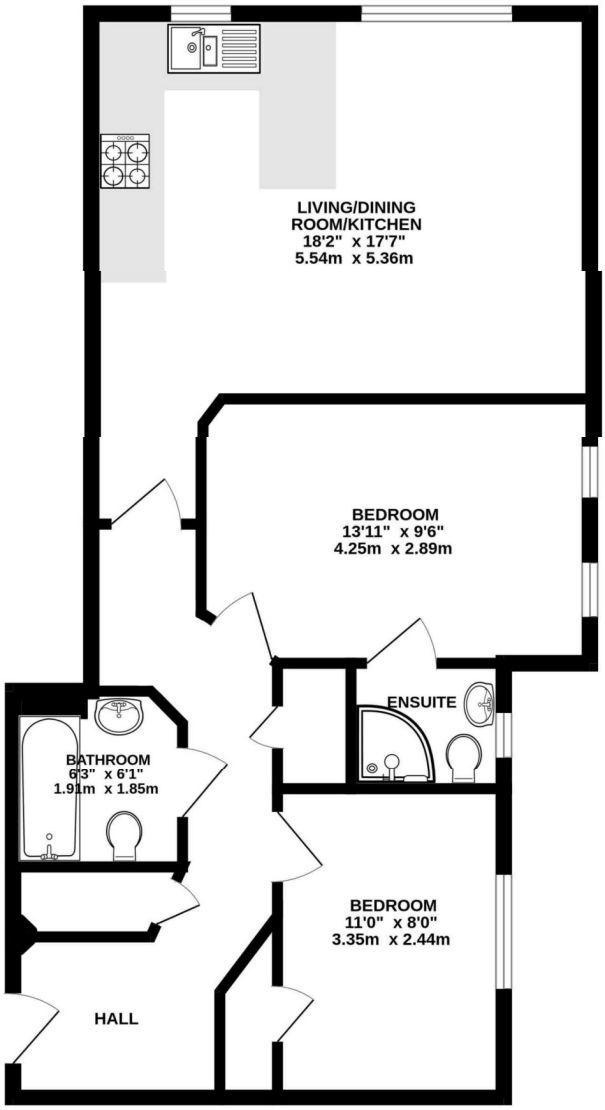
Bedroom - 13'11" x 9'6" max (4.24m x 2.9m max)

En-Suite Shower/WC

Bedroom - 11' x 8' max (3.35m x 2.44m max)

Bathroom - 6'3" x 6'1" max (1.9m x 1.85m max)





GROUND FLOOR FLAT

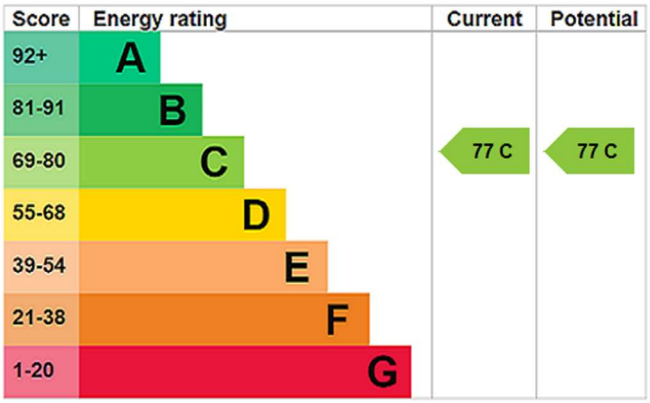
Tegan Close, Sutton SM2 6GS

INTERNAL FLOOR AREA (APPROX.) 695 sq ft/ 64.6 sq m

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