



BRANDY WAY, SUTTON, SM2
£535,000 FREEHOLD

A 2/3 BEDROOM FAMILY HOME, NICELY PRESENTED THROUGHOUT AND LOCATED WITHIN EASY REACH OF BOTH CHEAM VILLAGE AND SUTTON AMENITIES

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AT A GLANCE

- Two Double First Floor Bedrooms
- Downstairs Bedroom/Study
- Living Room
- Dining Area
- Modern Fitted Kitchen
- Cloakroom/WC
- Fully Tiled Bathroom
- Manageable Rear Garden
- Off Street Parking for Two Cars
- Easy Reach of Trains into London
- Council Tax Band C
- EPC Rating C

DESCRIPTION

This well-presented 2/3 bedroom family home is located in a quiet cul-de-sac within reach of Cheam Village and Sutton town centres, both with railway stations providing services into central London. Thameslink services are also available from Sutton. Local schools are well-regarded and include Overton Grange, Sutton Grammar for boys and the sought after Nonsuch High School for Girls.

The accommodation comprises living room with archways leading into a large, dual aspect dining area, modern fitted kitchen overlooking the garden, downstairs study/3rd bedroom, cloakroom/WC off the hall, two first floor double bedrooms and a family bathroom. The décor is neutral and nicely kept throughout.

Outside, there is hard standing to the front providing off street parking for two cars, whilst to the rear the garden is fence and wall enclosed and attractively laid to lawn and shingle. A good-sized patio is set immediately off the back of the house and is reached through French doors opening from the living room.

Locally, the area provides lots of leisure facilities and amenities including well-stocked high streets at Cheam Village and Sutton, nearby Overton Park, gyms including David Lloyd at Cheam and a tennis and squash club at Devonshire Road. Travellers are also well catered for with the A217 towards the M25 being within easy reach.



ACCOMMODATION

Entrance Hall

Living Room - 16'6" x 13'3" max (5.03m x 4.04m max)

Dining Area - 18'11" x 6' max (5.77m x 1.83m max)

Kitchen - 12' x 5'4" max (3.66m x 1.63m max)

Bedroom/Study - 15'5" x 7'4" max (4.7m x 2.24m max)

Cloakroom/WC

Bedroom - 13'3" x 9'7" max (4.04m x 2.92m max)

Bedroom - 13'3" x 9' max (4.04m x 2.74m max)

Bathroom - 7'7" x 6'6" max (2.3m x 1.98m max)

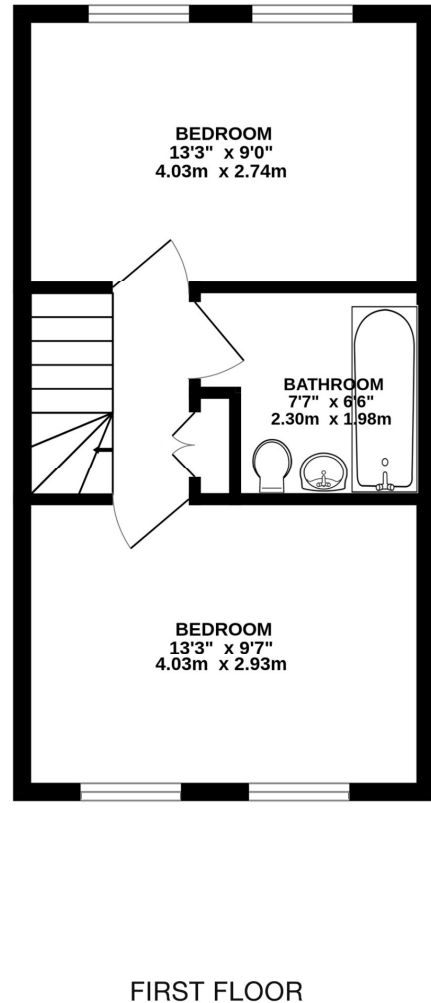
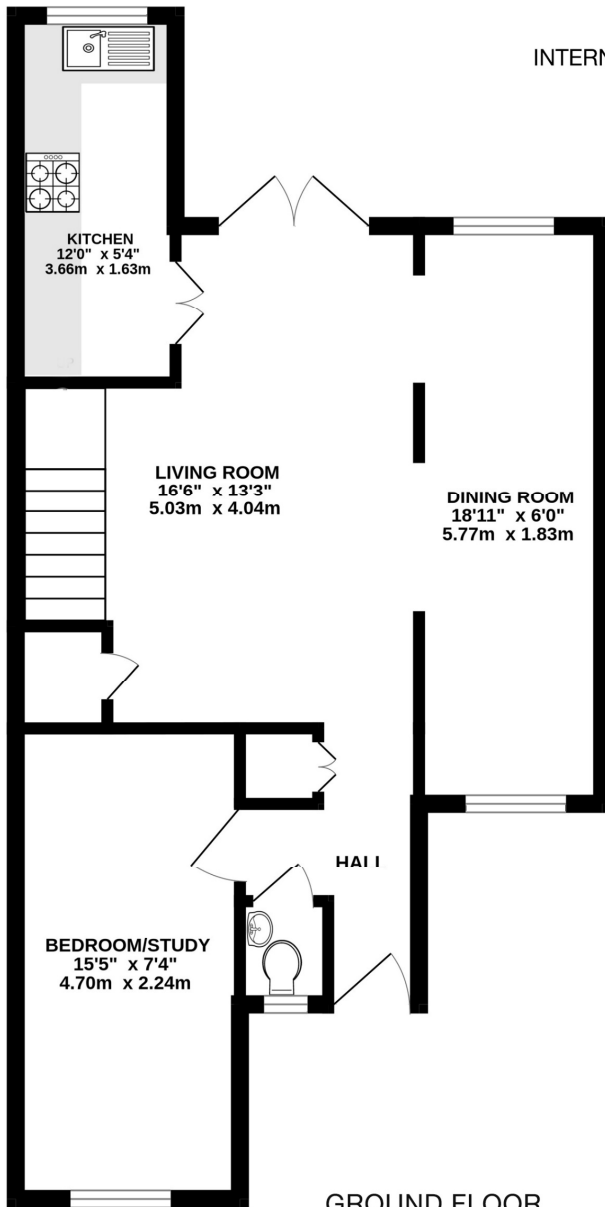
Garden - Approx. 33ft



Brandy Way, Sutton SM2 6SE

INTERNAL FLOOR AREA (APPROX.) 880 sq ft/ 81.7 sq m

Garden extends to 33' (10.0m) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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