



BRYANSTONE COURT, OAKHILL ROAD, SUTTON, SURREY, SM1

£325,000

LEASEHOLD

Winkworth



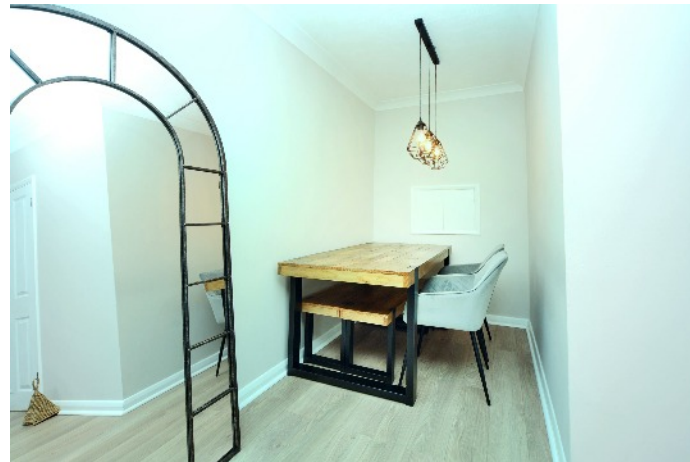


BRYANSTONE COURT

OAKHILL ROAD, SUTTON, SURREY, SM1

AN IMMACULATELY PRESENTED AND MODERNISED TWO BEDROOM FIRST FLOOR MAISONETTE.

Conveniently located within easy reach of well-regarded local schools and excellent transport links. Sutton High Street offers comprehensive shopping and leisure facilities and is within walking distance. Sutton Common Station is just half a mile away providing frequent Thameslink services to London Bridge and beyond.



BRYANSTONE COURT
OAKHILL ROAD, SUTTON, SURREY, SM1

This first floor maisonette has been thoughtfully and skilfully modernised by the current owners, and is beautifully presented throughout.

The property has a bright and spacious feel and comprises, living/dining room with feature fireplace, new modern kitchen with ample work surfaces and a full compliment of appliances, two generous double bedrooms, and a modern family bathroom.

The property also benefits from gas central heating with a combination boiler, and UPVC double glazing and replacement internal panelled doors with modern chrome handles. The exceptionally large loft space has been boarded, and is now a useable space as well as offering excellent storage space.

Outside the private rear garden extends to 30ft, with a useful garden shed. The garden is currently covered with a landscaping membrane leaving it maintenance free.

The area is popular with both families and investors due to its close proximity to local amenities, green spaces, transport links and a selection of well-regarded schools.

BANSTEAD OFFICE

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AT A GLANCE...

- Private Front Door
- Living Room - 15'0" x 10'10" (4.57m x 3.29m)
- Dining Area - 6'4" x 5'0" (1.92m x 1.52m)
- Kitchen - 12'5" x 7'0" (3.79m x 2.13m)
- Bedroom 1 - 11'2" x 10'0" (3.40m x 3.05m)
- Bedroom 2 - 12'7" x 7'10" (3.84m x 2.39m)
- Bathroom - 7'0" x 5'10" (2.13m x 1.77m)
- Large Boarded Loft Space
- Rear Garden - 30' (9.14m) approximately

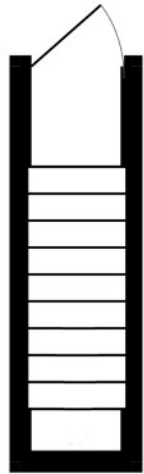




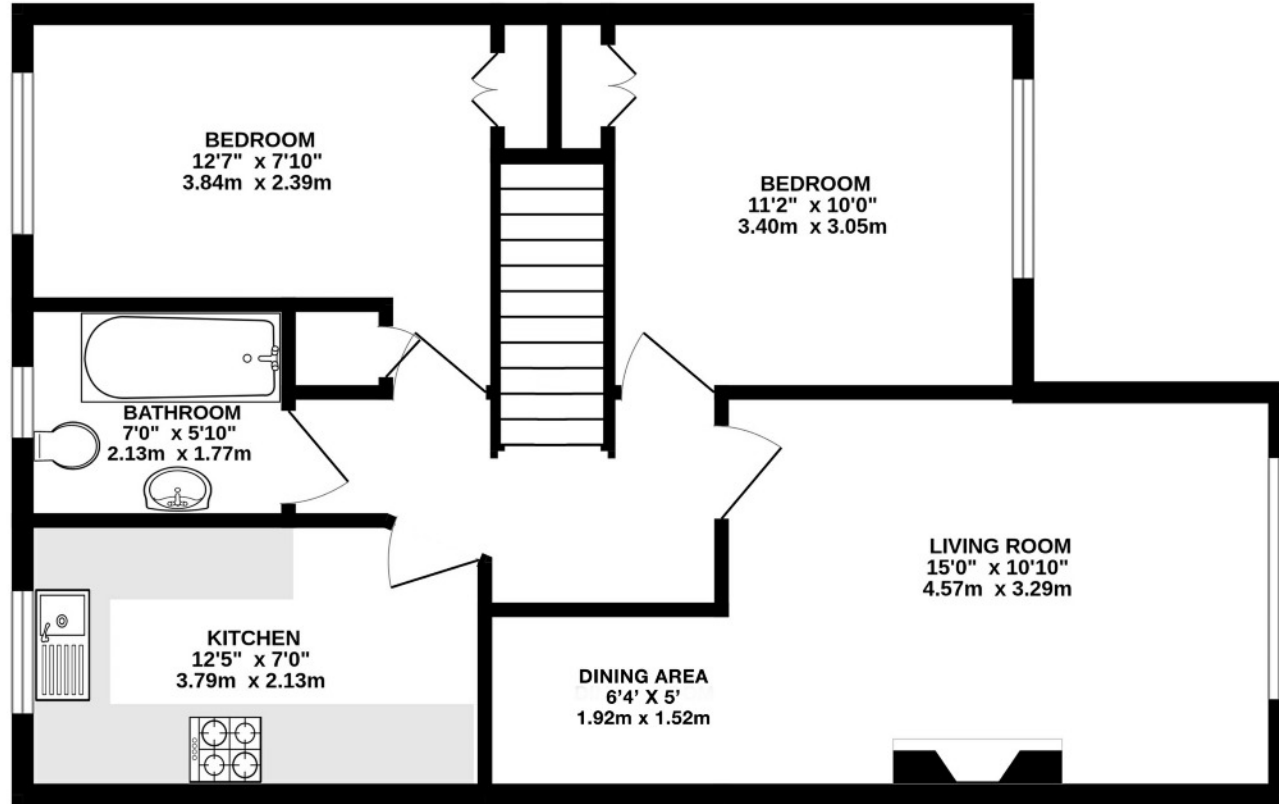
OAKHILL ROAD, SUTTON

INTERNAL FLOOR AREA (APPROX.) 670 sq ft/ 62.2 sq m

Garden extends to 30' (9.14m) approx.



GROUND FLOOR
ENTRANCE



FIRST FLOOR FLAT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



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