



AUDLEY PLACE, SUTTON, SM2

£475,000 FREEHOLD

A WELL-PRESENTED END OF TERRACE PROPERTY  
FEATURING TWO DOUBLE BEDROOMS AND A GARAGE EN  
BLOC SITUATED CLOSE TO SUTTON TOWN CENTRE

Winkworth

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## AT A GLANCE

- End of Terrace Property
- Two Double Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Manageable Rear Garden
- Outbuilding
- Side Access
- Garage En-Bloc
- Resident's Parking
- EPC Rating E
- Council Tax Band D

## DESCRIPTION

Situated in a quiet development within easy reach of Sutton train station, Cheam train station and a variety of bus routes to surrounding areas, this lovely end of terrace property features spacious room sizes throughout, a garage en bloc and a well-maintained rear garden.

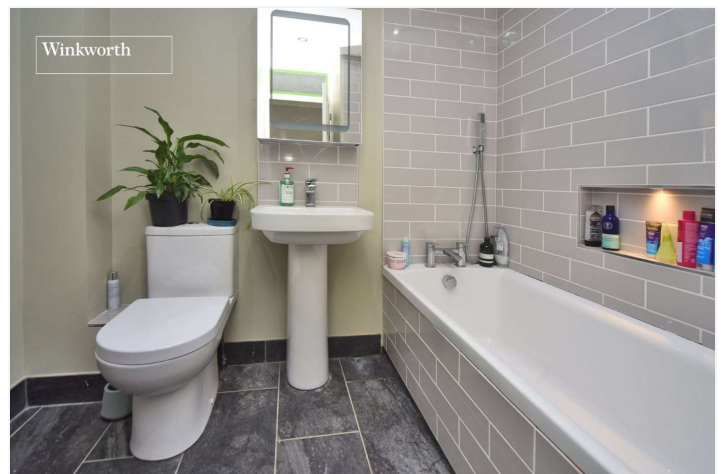
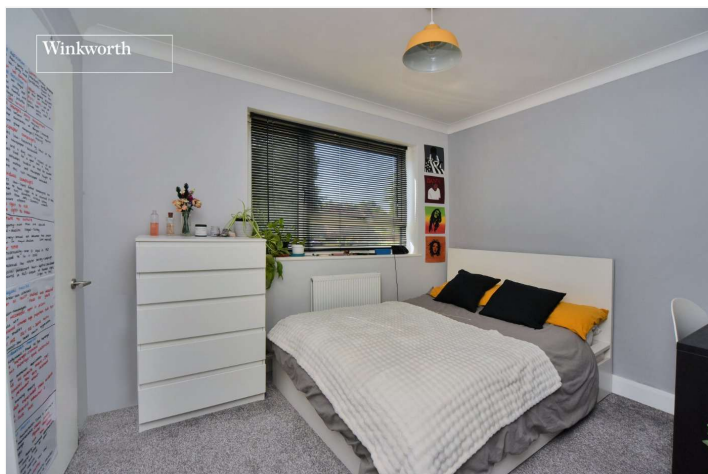
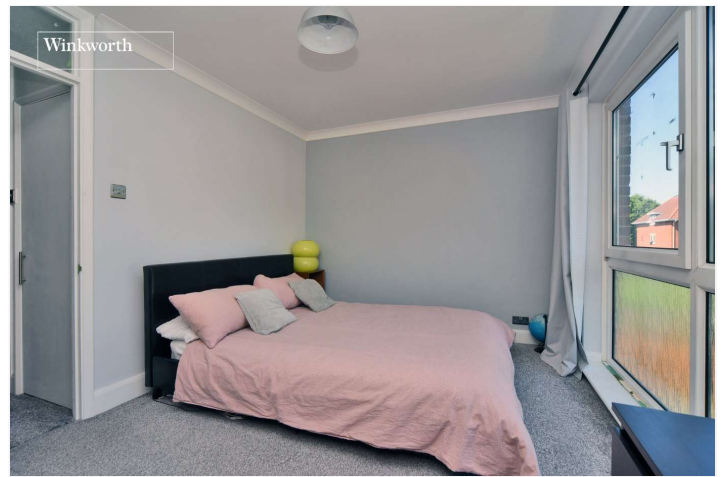
Locally, Sutton high street and Cheam Village offer an array of amenities including shops, restaurants, supermarkets, cafés and a choice of parkland at Overton Park, Cheam Park and Nonsuch Park. Families will benefit from well-regarded education in the area such as Harris Academy, The Avenue Primary School and Sutton High School GDST.

The accommodation comprises an entrance hall, a front aspect modern fitted kitchen, a large living room/dining room, two well-proportioned double bedrooms and a family bathroom.

Externally, the rear garden extends to approximately 36ft, is high fence enclosed for privacy and includes a large outbuilding, a garage en bloc and useful side access.

No onward chain.





## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 17' x 13'8" max (5.18m x 4.17m max)

**Kitchen** - 10'8" x 7'9" max (3.25m x 2.36m max)

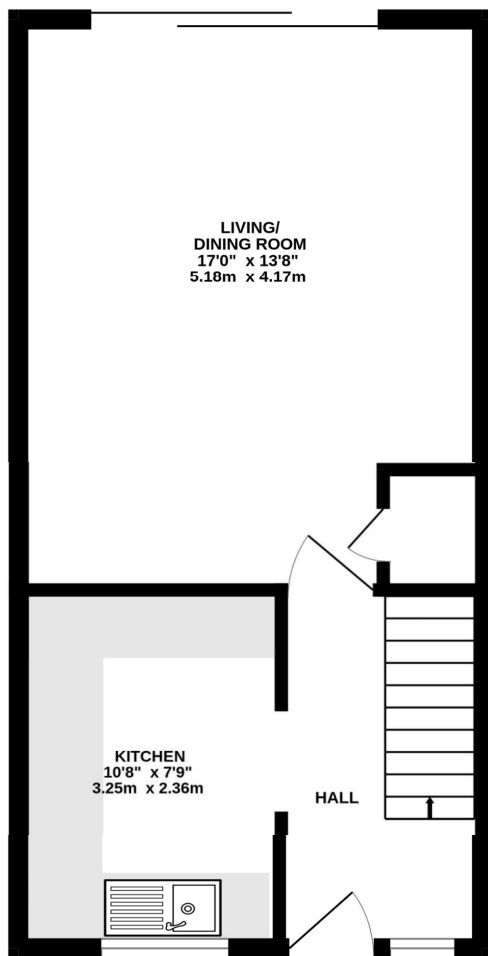
**Bedroom** - 13'9" x 10' max (4.2m x 3.05m max)

**Bedroom** - 10'7" x 9'1" max (3.23m x 2.77m max)

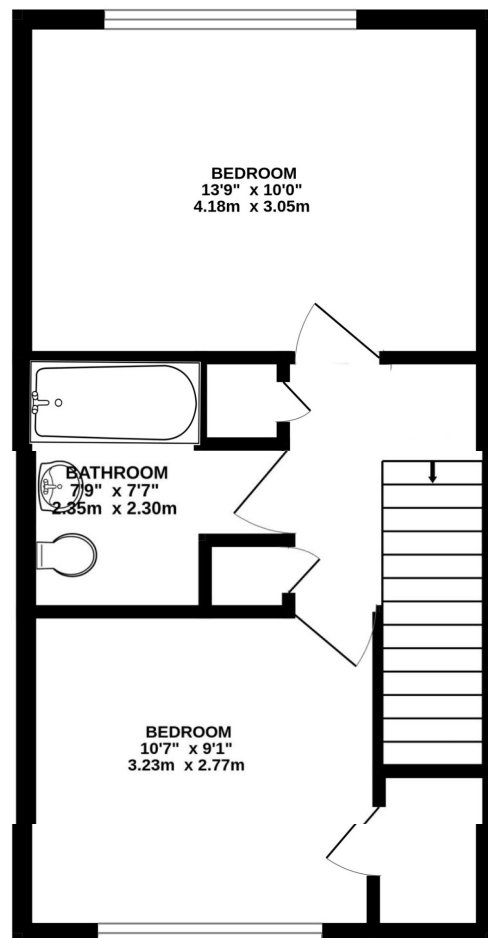
**Family Bathroom** - 7'9" x 7'7" max (2.36m x 2.3m max)

**Garden** - Approx. 36ft





GROUND FLOOR



FIRST FLOOR

**Audley Place, Sutton SM2 6RW**  
**INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m**  
 Garden extends to 36' (10.97m) approx.

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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 © 2025.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

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