



CLENSHAM LANE, SUTTON, SM1

GUIDE PRICE : £550,000 - £575,000 FREEHOLD

A LOVELY THREE BEDROOM, TWO BATHROOM, SEMI-DETACHED FAMILY HOME SITUATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS AND TRANSPORT LINKS

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Room/Office
- Ground Floor Bathroom
- En-Suite Shower/WC
- Garden approx. 75ft
- Driveway
- Council Tax Band D
- EPC Rating D

DESCRIPTION

Guide Price £550,000 - £575,000.

A beautifully presented three bedroom, two bathroom, semi-detached family home set within a popular residential location with numerous transport links nearby as well as several well regarded schools including, Westbourne Primary School and Glenthorne High School (Ofsted Outstanding).

Accommodation comprises a spacious living room with wood burner fireplace, an open-plan kitchen/dining room, family room/office, a downstairs family bathroom, Principal bedroom with en-suite shower/WC and two further good sized bedrooms.

Externally, the property offers a fantastic, recently landscaped rear garden that extends to approximately 75 feet and a storage shed. To the front of the property, the driveway provides off street parking.



ACCOMMODATION

Living Room - 17'6" x 14'10" max (5.33m x 4.52m max)

Kitchen/Dining Room - 17'6" x 16' max (5.33m x 4.88m max)

Downstairs Bathroom

Family Room/Office - 17'6" x 9'3" max (5.33m x 2.82m max)

Bedroom - 14'8" x 10'6" max (4.47m x 3.2m max)

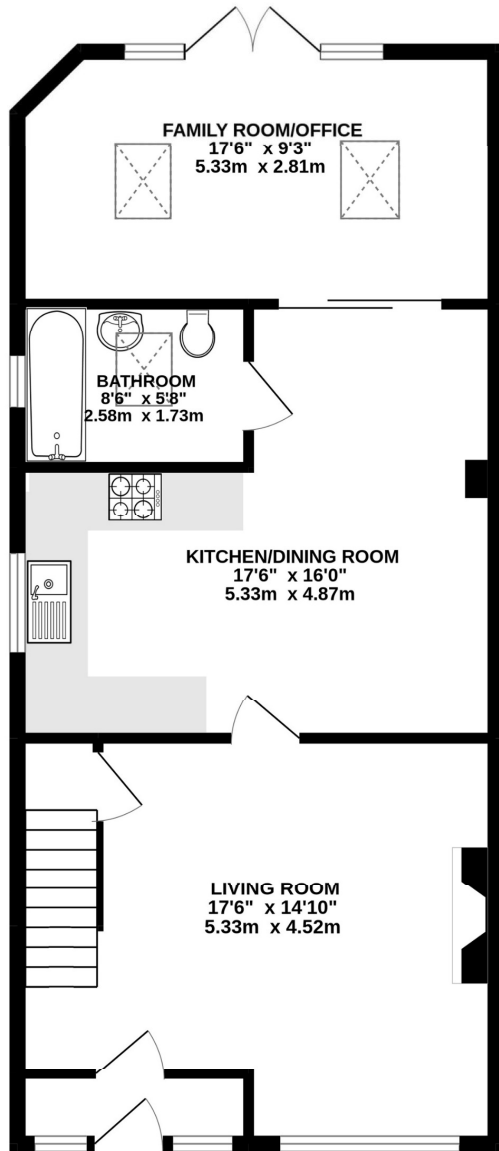
En-Suite Shower/WC

Bedroom - 11'9" x 9'8" max (3.58m x 2.95m max)

Bedroom - 9'8" x 7'6" max (2.95m x 2.29m max)

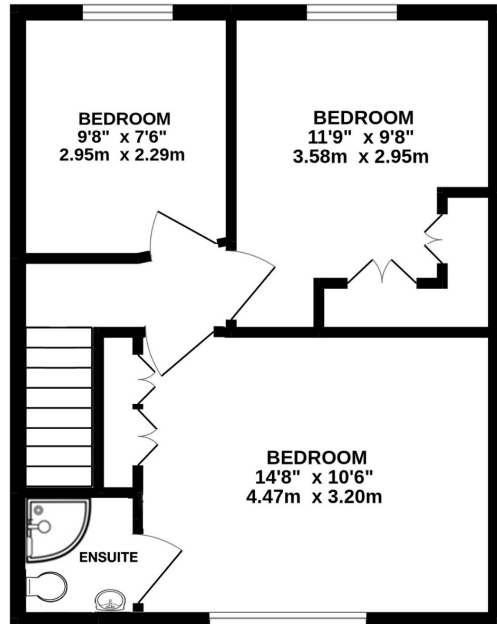
Garden - Approx. 75ft





GROUND FLOOR

Clensham Lane, Sutton SM1 2ND
INTERNAL FLOOR AREA
(APPROX.) 1125 sq ft/ 104.5 sq m
Garden extends to 75' (22.86m) approximately



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(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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