



LYNDHURST WAY, SUTTON, SM2
OIEO £450,000 FREEHOLD

**A WONDERFUL TWO DOUBLE BEDROOM FAMILY
HOME CLOSE TO SEVERAL TRANSPORT LINKS
AND GOOD SCHOOLS**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- Cloakroom/WC
- Bathroom
- Garden
- Garage
- Views over Parkland
- Council Tax Band D

DESCRIPTION

A wonderful two double bedroom, family home with off street parking, a rear garden and stunning views over Overton Park.

The property is situated within walking distance of both Cheam Village and Sutton town centre, both with mainline stations that provide fast and frequent services into London.

Several well-regarded schools are close by including Avenue Primary Academy, Homefield Preparatory School and Sutton High School GDST.

Accommodation comprises a large living/dining room, a modern fitted kitchen, downstairs WC, integral garage, two well-proportioned double bedrooms and the family bathroom.

Externally, the property offers a well-maintained rear garden that is high fence enclosed for privacy. To the front of the property, you will find a driveway for off street parking and provides access to the garage.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'1" x 13'3" max (4.9m x 4.04m max)

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

Cloakroom/WC

Bedroom - 13'9" x 9'9" max (4.2m x 2.97m max)

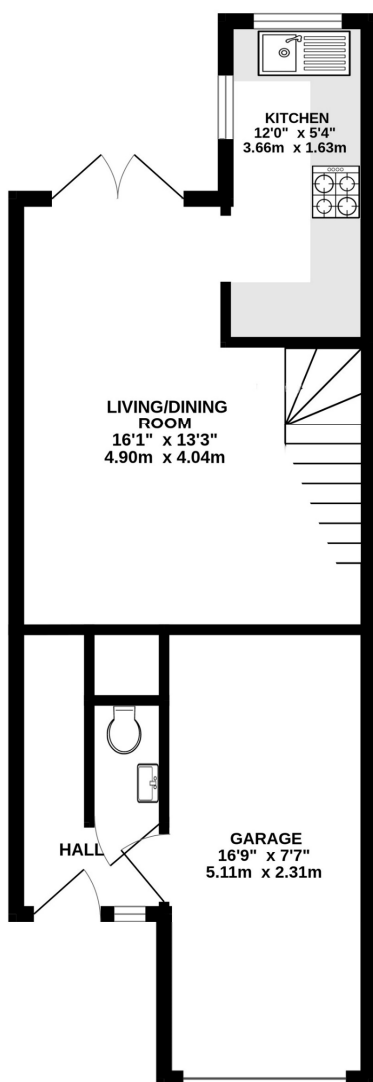
Bedroom - 13'3" x 9'3" max (4.04m x 2.82m max)

Bathroom - 7'2" x 6'5" max (2.18m x 1.96m max)

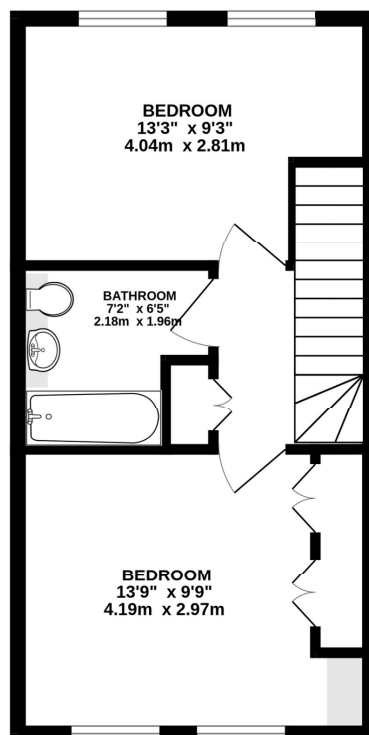
Garden - Approx. 20ft

Garage - 16'9" x 7'7" max (5.1m x 2.3m max)





GROUND FLOOR



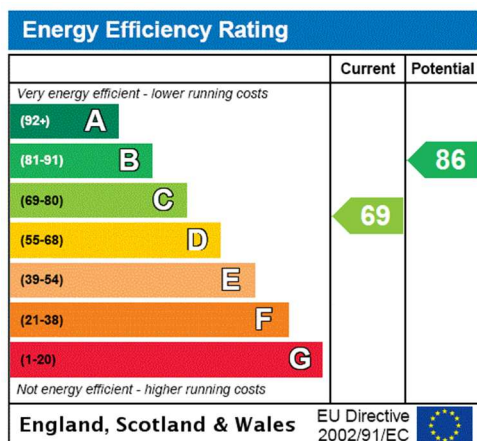
FIRST FLOOR

Lyndhurst Way, Sutton SM2 6QA
INTERNAL FLOOR AREA (APPROX.) 792 sq ft/ 73.5 sq m
Garden extends to 20' (6.1m) approx.

Winkworth

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 © 2023.

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.



Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.