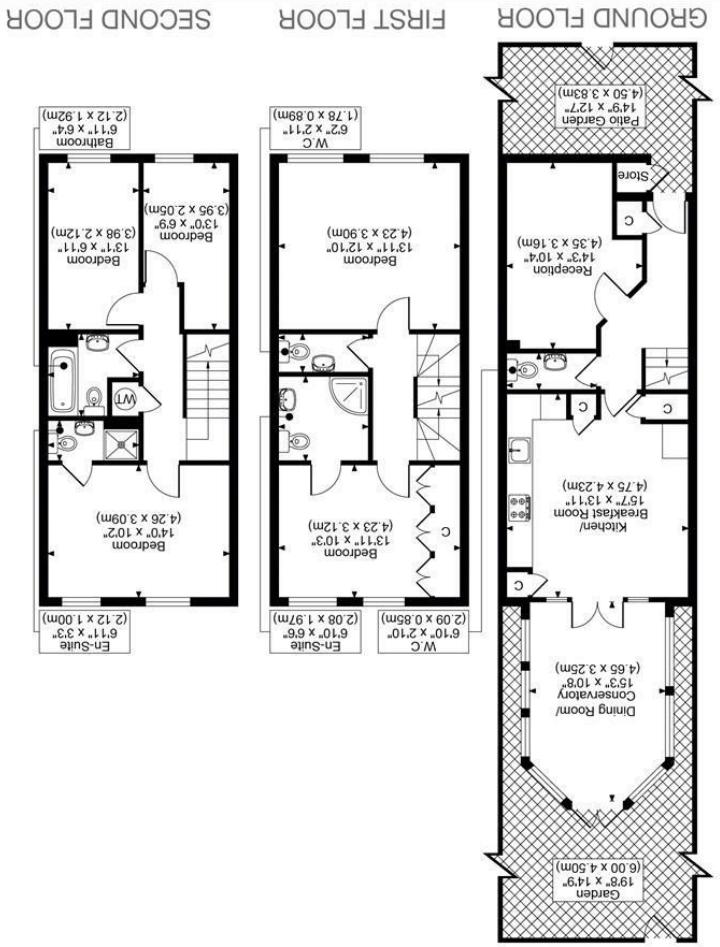




CHRISTIES



KINGSWOOD DRIVE, SM2
TOTAL APPROX FLOOR PLAN AREA 1584 SQ.FT (147 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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RICS

The Property Ombudsman

KINGSWOOD DRIVE, SUTTON SM2 5NB

GUIDE PRICE £650,000

GUIDE PRICE: £650,000 - £675,000

SITUATED IN THE HIGHLY SOUGHT-AFTER KINGSWOOD DRIVE AREA OF SUTTON, THIS IMPRESSIVE FIVE-BEDROOM, THREE-BATHROOM MID-TERRACED FAMILY HOME OFFERS GENEROUS AND VERSATILE ACCOMMODATION, COMPLEMENTED BY A SUPERB OUTLOOK OVER OVERTON PARK.

THE PROPERTY FEATURES FIVE WELL-PROPORTIONED BEDROOMS, PROVIDING EXCELLENT FLEXIBILITY FOR FAMILY LIVING, GUESTS OR HOMEWORKING, ALONGSIDE THREE BATHROOMS, INCLUDING TWO EN SUITES. A WELCOMING RECEPTION ROOM PROVIDES AN IDEAL SPACE FOR BOTH RELAXING AND ENTERTAINING, WHILE THE PROPERTY'S ENVIABLE POSITION OVERLOOKING THE PARK OFFERS A BEAUTIFUL GREEN BACKDROP AND DIRECT ACCESS TO AN EXCELLENT OUTDOOR SETTING.

THE LOCATION IS PARTICULARLY APPEALING, WITH A SELECTION OF HIGHLY REGARDED SCHOOLS NEARBY, INCLUDING OUTSTANDING-RATED OPTIONS. SUTTON TOWN CENTRE AND RAILWAY STATION ARE ALSO WITHIN EASY REACH, PROVIDING EXCELLENT AMENITIES AND CONVENIENT CONNECTIONS INTO LONDON.

OFFERED CHAIN FREE, THIS IS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME IN A DESIRABLE SUTTON LOCATION, COMBINING GENEROUS ACCOMMODATION WITH A PEACEFUL PARK-SIDE SETTING AND EXCELLENT CONNECTIVITY.

MAINTENANCE CHARGE: £301.54 TWICE YEARLY, AS ADVISED BY THE VENDOR.

- CHAIN FREE
- FIVE-BEDROOM, THREE-BATHROOM FAMILY HOME
- BACKING ONTO OVERTON PARK
- EXCELLENT FAMILY LOCATION
- FANTASTIC SCHOOLS, TRANSPORT LINK AND AMENITIES NEARBY
- COUNCIL TAX BAND F
- EPC RATING C

