



CLIFTON AVENUE, SUTTON, SURREY, SM2

OFFERS IN EXCESS OF **£550,000**

FREEHOLD

Winkworth





CLIFTON AVENUE

SUTTON, SURREY, SM2

**A WELL-PRESENTED EXTENDED THREE
BEDROOM TERRACED HOUSE THAT IS
OFFERED TO THE MARKET WITH NO
ONWARD CHAIN.**

Located in a popular road near to Belmont Village and The Avenue School, The Harris Academy, as well as Seaton House school in Banstead Road South. Also within easy reach of Sutton Town Centre, with its comprehensive range of shops, Mainline station which provides excellent services to London. The green open spaces of Oaks Park are also close by.



CLIFTON AVENUE SUTTON, SURREY, SM2

This charming property has an attractive block paved frontage, with a small artificial lawn area. The quiet road has residents permit parking bays.

The bright welcoming front reception room benefits from an attractive feature fireplace and bay window and has a lovely homely feel. The extended kitchen offers a good range of eye and low level units, some integrated appliances and ample worktop space, whilst the adjacent dining room has a lovely set of double doors that open into the garden.

Upstairs provides three bedrooms, with the principal bedroom also benefiting from a bay window, a second double bedroom and a further single bedroom, all complimented by a family sized bathroom.

The delightful rear garden is south east facing, has a patio adjacent to the house, easily maintained with shrub borders, a path leading a second patio/seating area, and a useful shed for storage.

All in all a superb house immaculately presented inside and out, situated in a very convenient location, close to well-regarded schools, both private and state run for all age groups.



BANSTEAD OFFICE

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AT A GLANCE...

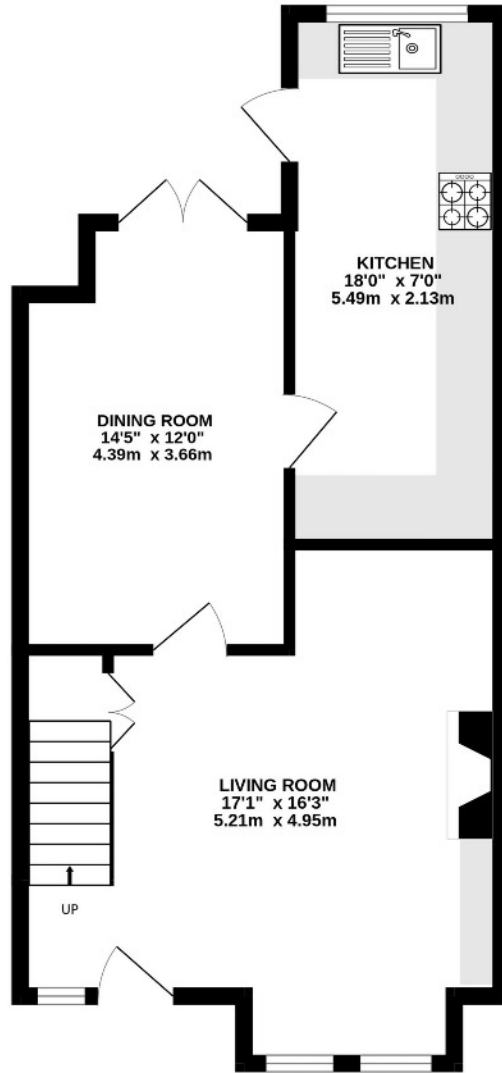
- Covered Storm Porch
- Living Room - 17'1" x 16'3" (5.21m x 4.95m)
- Dining Room - 14'5" x 12'0" (4.39m x 3.66m)
- Kitchen - 18'0" x 7'0" (5.49m x 2.13m)

- Bedroom 1 - 13'6" x 10'6" (4.11m x 3.12m)
- Bedroom 2 - 11'9" x 10'0" (3.58m x 3.05m)
- Bedroom 3 - 8'6" x 6'0" (2.59m x 1.83m)
- Bathroom - 8'3" x 6'0" (2.51m x 1.83m)

- Rear Garden - 72' (22.0m) approximately
- Council Tax Band - D

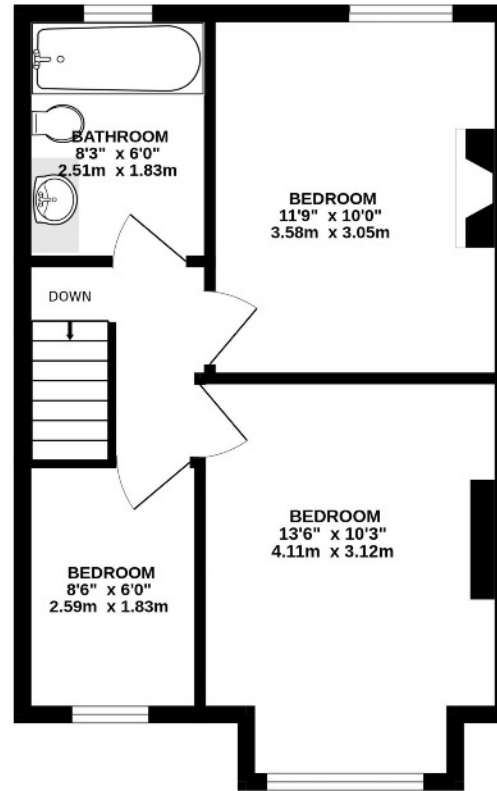






GROUND FLOOR

Clifton Avenue, Sutton
INTERNAL FLOOR AREA (APPROX.) 875 sq ft/ 81.3 sq m
Garden extends to 72' (22.0m) approx.



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		67
(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



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