



14 White Lodge Close, South Sutton, SM2 5TQ

Guide price £330,000



WH WATSON HOMES
Estate Agents

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Overview

NO ONWARD CHAIN, LONG LEASE & CONVENIENT LOCATION.

Nestled in the sought-after White Lodge Close, Sutton, this exquisite top floor flat presents a rare opportunity for discerning buyers. Spanning an impressive 817 square feet, this purpose-built apartment boasts two spacious double bedrooms and well-appointed bathroom plus additional wc, making it ideal for both families and professionals alike.

The property boasts a large living room and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen is functional and well-designed, catering to all your culinary needs. The property is further enhanced by ample storage solutions, ensuring that your living space remains clutter-free.

One of the standout features of this apartment is its delightful views over the communal gardens, providing a serene backdrop to your daily life. Additionally, the convenience of a garage en-bloc adds to the appeal, offering secure parking and extra storage options.

The location is truly unbeatable, with Sutton mainline station and a variety of shops just a short stroll away. This vibrant area offers excellent transport links and a wealth of amenities, making it a perfect choice for those seeking both comfort and convenience. The property is within the catchment area for several highly regarded primary and secondary schools.

With no onward chain, this property is ready for you to move in and make it your own. Rarely do apartments in White Lodge Close become available, and when they do, they are snapped up quickly. Do not miss your chance to view this remarkable flat. Contact Watson Homes today to arrange your appointment and discover your new home in Sutton.

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Accommodation

Entrance Hall

Storage cupboards, power points

Living Room

Glazed windows to side aspect, TV point, power points, radiator

Kitchen

Glazed windows to side aspect, range of base and eye level units with worktops and single bowl inset sink and drainer, integrated electric hob, electric oven and grill, integrated washer/dryer, integrated dishwasher, integrated fridge freezer, additional under counter freezer, wall mounted gas boiler.

Bathroom

Fully tiled bathroom suite, bath with mixer taps, over head shower with screen, WC, hand basin vanity unit, extractor fan.

Cloakroom

WC, wall mounted hand basin.

Bedroom One

Glazed windows to front aspect, fitted wardrobes and storage, radiator, power points

Bedroom Two

Glazed windows to front aspect, power points and radiator

Garage

Single garage en-bloc with up and over door.

Communal Gardens

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

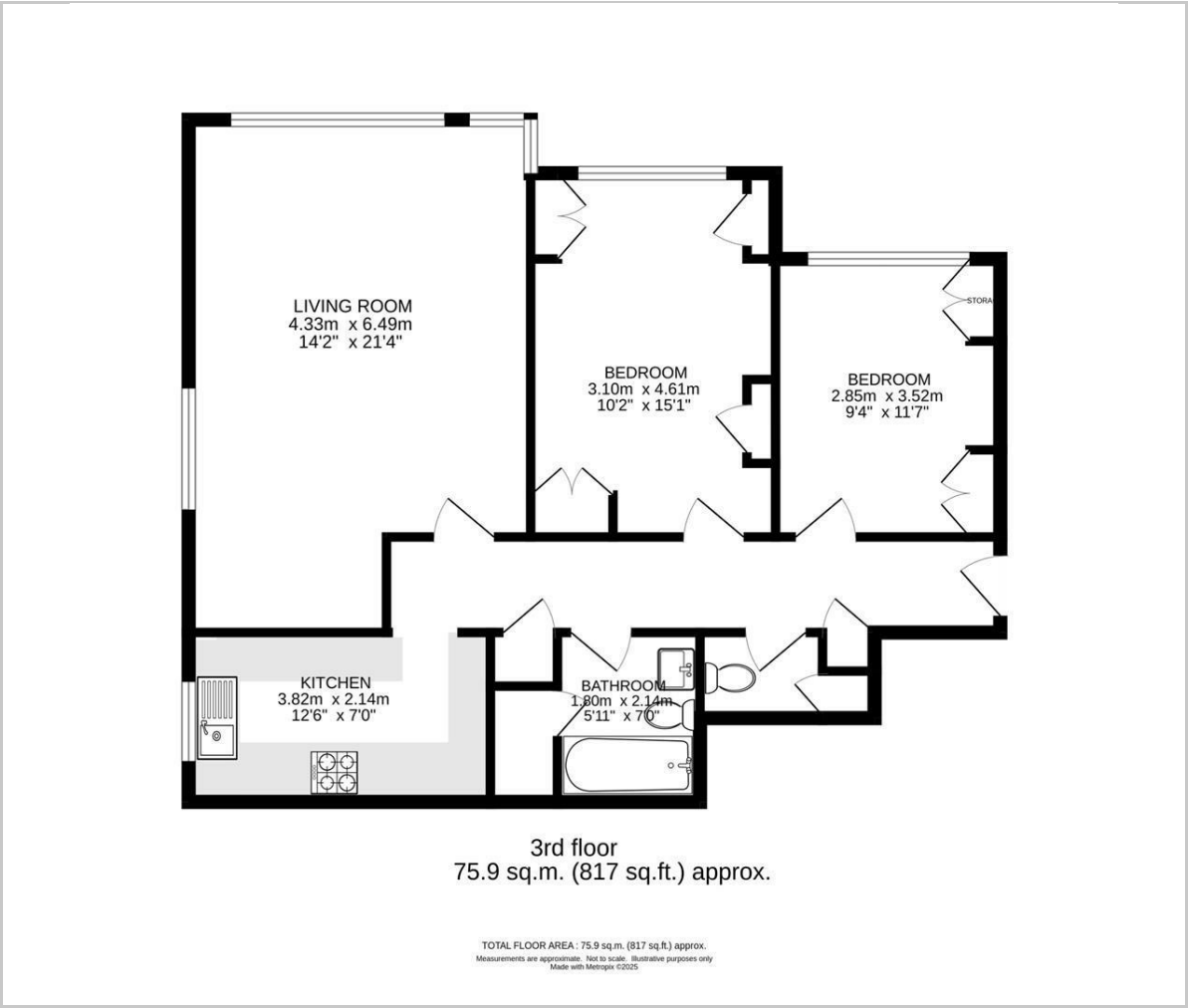








Floor Plan

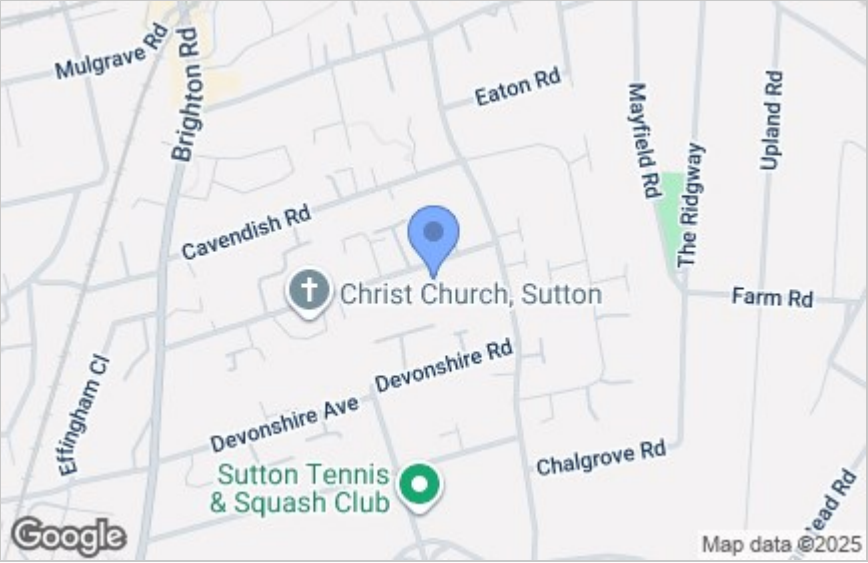


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

