



Flat 1, 53 Cumnor Road, South Sutton, SM2 5DW



£315,000

WH WATSON HOMES  
Estate Agents

## **Flat 1, 53 Cumnor Road, South Sutton, SM2 5DW**

Watson Homes is delighted to present this charming ground floor flat located on Cumnor Road in South Sutton. This property, part of a period conversion, offers a wonderful opportunity for those seeking a home with potential for further development.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The separate large lounge is perfect for entertaining guests or enjoying quiet evenings at home. The kitchen, also separate, is functional and ready for your personal touch, while the bathroom offers essential amenities.

One of the standout features of this property is the large, secluded garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the flat comes with two parking spaces at the front, ensuring convenience for residents and visitors alike.

For those in need of extra storage, the property includes a garage area to the side, along with additional storage space above, making it easy to keep your belongings organised.

This flat is not just a home; it is a canvas for your creativity and vision. With its prime location and generous features, it presents an excellent opportunity for first-time buyers or investors looking to make their mark in the property market. We invite you to explore the potential this property has to offer.

**INVESTMENT OPPORTUNITY TO ACQUIRE GROUND FLOOR AND FIRST FLOOR FLATS BOTH CURRENTLY AVAILABLE FOR SALE INDIVIDUALLY. AN OPPORTUNITY FOR FURTHER SCOPE AND DEVELOPMENT SUBJECT TO PLANNING. BEING SOLD INDIVIDUALLY, PLEASE CALL THE OFFICE TO VIEW BOTH FLATS**

# 53 Cumnor Road

South Sutton, SM2 5DW

## Accommodation

Stained Glass communal Door, leading to communal entrance hall

Wooden Door leading to

Living room

Large through/ lounge dining room

Bedroom (front)

Large bay window, Cast iron period fire place, coving, radiator, floor coverings,

Kitchen

Selection of cupboards and drawers below, stainless steel sink, space for cooker, fridge freezer, washing machine door leading onto storage area to front

Bathroom

Housing boiler, pedestal sink, enclosed shower cubicle, bath

Bedroom (rear)

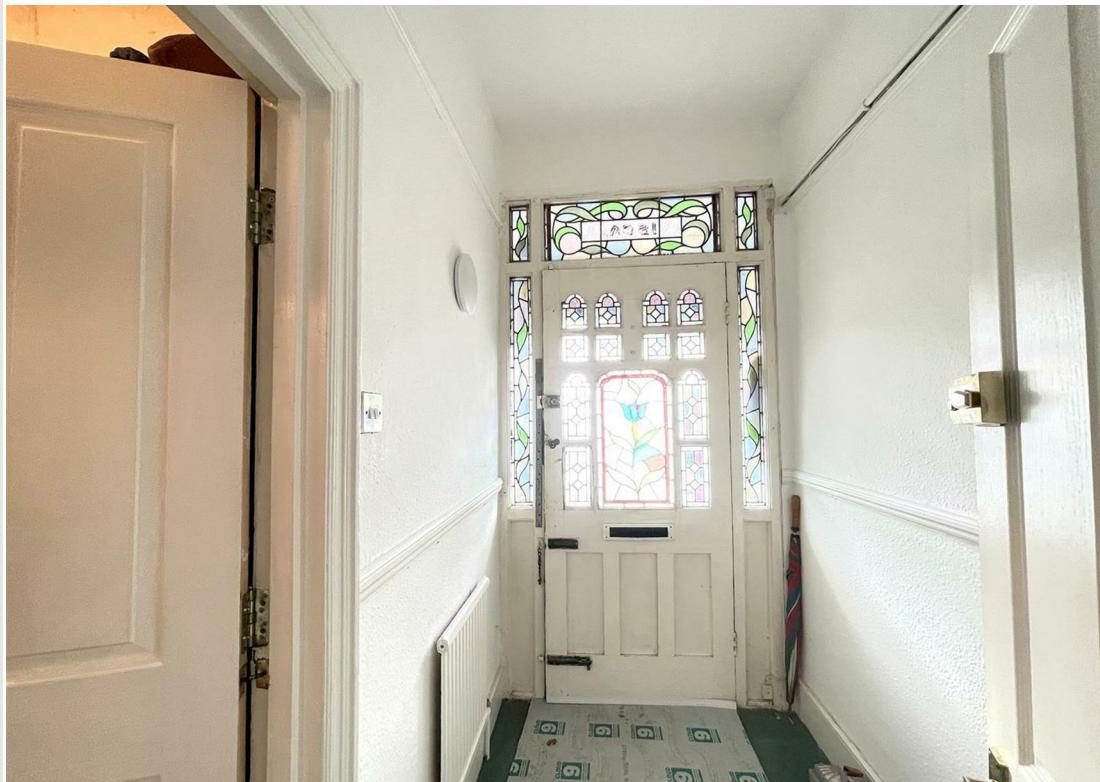
Radiator, floor coverings, doors to rear garden

Elevated storage area

Rear garden

Mature shrubs and plants

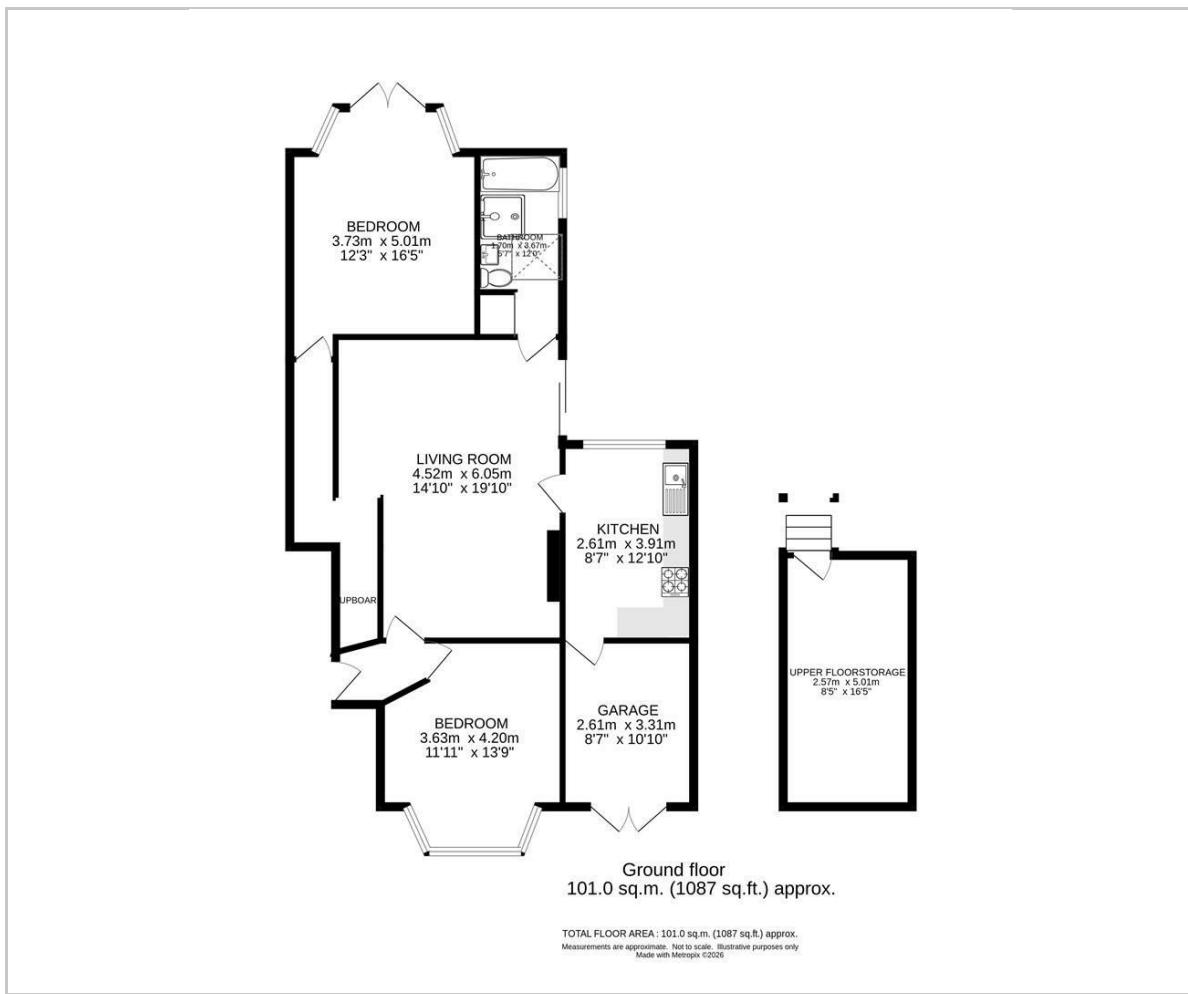
Parking hard standing to front for two vehicles



#### 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

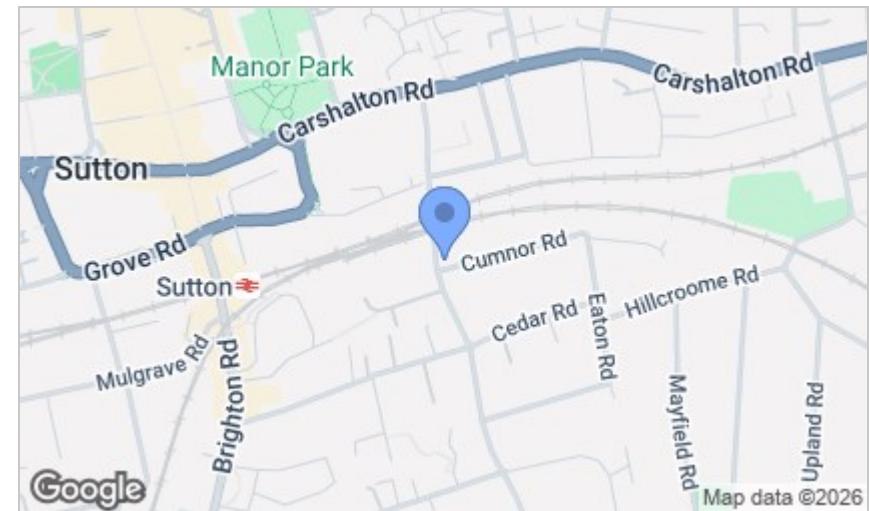


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

