

Flat 1, 34 Winward Court Eaton Road, Sutton, SM2 5EE



£350,000

WH WATSON HOMES
Estate Agents

34 Winward Court Eaton Road

Sutton, SM2 5EE

Nestled on Eaton Road in Sutton, this recently renovated house presents a wonderful opportunity for those seeking a modern and comfortable living space. Boasting two spacious double bedrooms, this property is perfect for couples or small families. The large bathroom is designed with contemporary fixtures, ensuring both style and functionality.

The heart of the home is a light-filled kitchen that invites you to enjoy culinary adventures, while the single reception room offers a welcoming space for relaxation and entertaining. The property also features a garage, providing convenient storage or parking options.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, adding a touch of serenity to your daily life. Furthermore, its prime location ensures easy access to local amenities and public transport, making commuting and shopping a breeze.

This house is not just a place to live; it is a sanctuary that combines modern comforts with practicality, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.



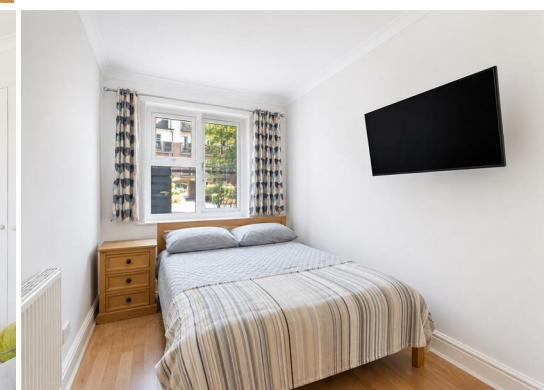
Accommodation

This well-presented flat offers two spacious double bedrooms, ideal for comfortable modern living. The principal bedroom benefits from built-in wardrobes, providing excellent storage space, while the second double bedroom offers generous proportions and versatility.

The property features a large contemporary bathroom, thoughtfully designed to combine practicality with style. The modern fitted kitchen is well-equipped with integrated appliances and enjoys an abundance of natural light, creating a bright and welcoming space.

A standout feature of the property is the spacious reception room, which provides direct access to the attractive communal gardens, perfect for relaxing or entertaining.

Situated in a peaceful setting with excellent access



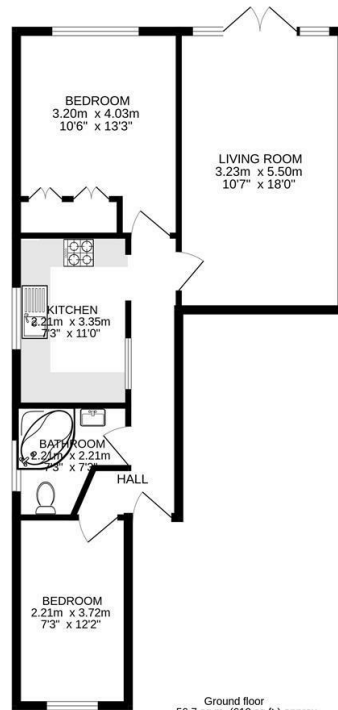
to nearby green spaces, the property offers a tranquil residential environment while remaining conveniently located for local amenities and transport links.

Overall, this exceptional flat combines modern living with a quiet, leafy surroundings, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.

BUYER'S INFORMATION

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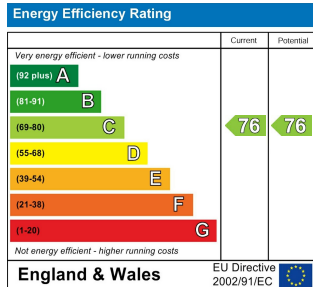
Floor Plan



TOTAL FLOOR AREA: 56.7 sq.m. (610 sq.ft.) approx.
Measurements are approximate. Not to scale. Intended purposes only.
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Additional Information

TWO BEDS
GAS HEATING
GARAGE
95 YEARS ON LEASE
LIMITED PARKING ON SITE
PARKING PERMITS AVAILABLE
SERVICE CHARGE £1,500
GROUND RENT £187.50GR
RENTED OUT CURRENTLY
DOORS OPEN TO OUTSIDE SPACE
THE VENDOR IS NOT IN THE UK - MORE INFORMATION TO FOLLOW



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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