



25 Nash Close, Sutton, SM1 3TL | **Guide Price £425,000**

A modern and well presented 2 bedroom semi detached house located in a private cul de sac with allocated parking. Located in a quiet spot close to reputable schooling, parklands, bus routes and Sutton Common station just a 0.7 miles away. Features include downstairs W/C, conservatory, ensuite bathroom, ensuite shower room, gas central heating, double glazing, low maintenance garden and allocated parking. Being sold with no onward chain.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENTRANCE HALL

LIVING ROOM 19' 1" x 12' 8" (5.82m x 3.86m)

CONSERVATORY 12' 6" x 8' 9" (3.81m x 2.67m)

KITCHEN 10' 11" x 6' 5" (3.33m x 1.96m)

WC

CLOAKROOM

LANDING

BEDROOM 1 12' 9" x 8' 4" (3.89m x 2.54m)

ENSUITE BATHROOM 12' 9" x 6' 10" (3.89m x 2.08m)

BEDROOM 2 12' 8" x 12' 4" (3.86m x 3.76m)

ENSUITE SHOWER ROOM 6' 2" x 6' 0" (1.88m x 1.83m)

GARDEN

ALLOCATED PARKING



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Address: 25 NASH CLOSE, SUTTON, SUTTON, SM1 3TL
RRN: 9649-3006-9205-5059-3200

Energy Rating	CURRENT	POTENTIAL
(92 plus) A		
(81 - 91) B		87
(69 - 80) C	70	
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Most energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk