



PAUL GRAHAM



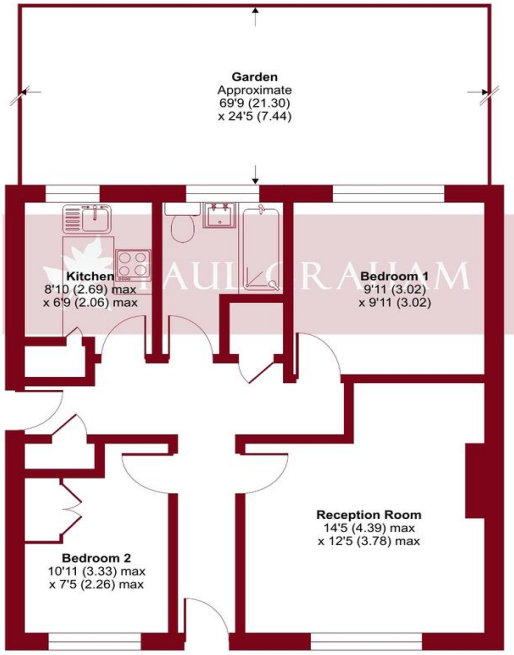
8 Hereford Court, 77 Worcester Road, Sutton, SM2 6QN | **Guide Price £385,000**

This superb two-bedroom ground-floor maisonette offers an ideal blend of comfort and convenience. Boasting a large private rear garden, perfect for outdoor relaxation and entertaining, the property also benefits from a garage en-bloc, providing additional storage or parking. With a long lease of 935 years, low service charge, and ground rent, this maisonette is a fantastic opportunity for both first-time buyers and investors. Offered with no onward chain!



## Worcester Road, Sutton, SM2

Approximate Area = 600 sq ft / 55.7 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Paul Graham. REF: 1202998

## ENTRANCE HALL

**RECEPTION ROOM** 14' 5" x 12' 5" (4.39m x 3.78m)

**KITCHEN** 8' 10" x 6' 9" (2.69m x 2.06m)

**BEDROOM 1** 9' 11" x 9' 11" (3.02m x 3.02m)

**BEDROOM 2** 10' 11" x 7' 5" (3.33m x 2.26m)

**BATHROOM**

**GARDEN** 69' 9" x 24' 5" (21.26m x 7.44m)

**GARAGE**

**LONG LEASE: 935**

**NO ONWARD CHAIN**



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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