

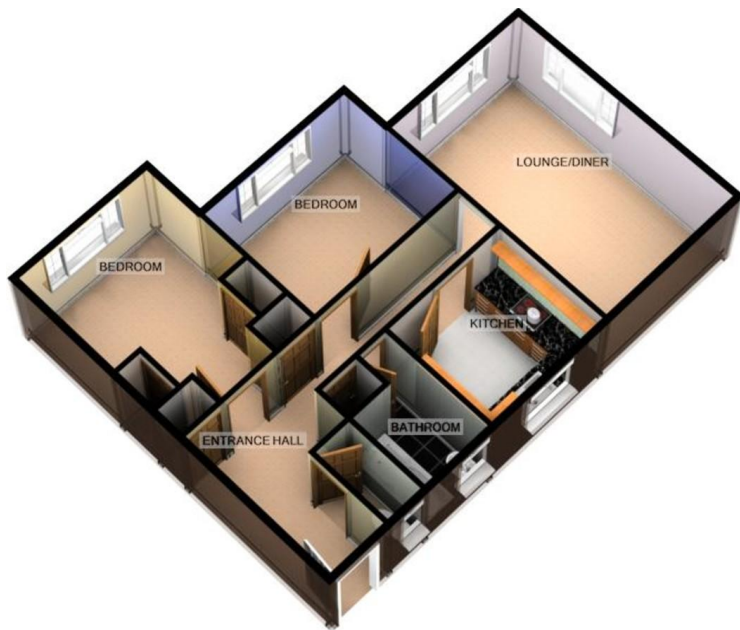


PAUL GRAHAM



12 St Andrews Court, Brookfield Avenue, Sutton, SM1 3QP | **Guide Price £260,000**

A bright and spacious 2 bedroom flat with share of freehold. The property has double glazed throughout, bathroom with separate W/C and comes with a garage. Overlooking the park, the property is located conveniently close to Carshalton Station, schools, shops/amenities and bus routes.



TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2020

ENTRANCE HALL

LIVING ROOM 17' 6" x 11' 2" (5.33m x 3.4m)

KITCHEN 9' 4" x 8' 5" (2.84m x 2.57m)

BEDROOM 1 14' 0" x 10' 4" (4.27m x 3.15m)

BEDROOM 2 11' 7" x 9' 5" (3.53m x 2.87m)

BATHROOM 8' 8" x 5' 4" (2.64m x 1.63m)

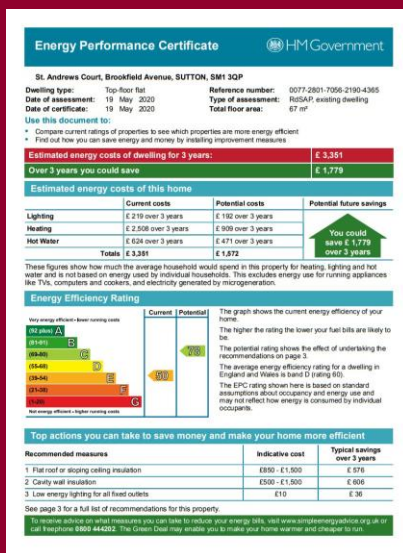
WC 6' 10" x 2' 9" (2.08m x 0.84m)

GARAGE

SHARE OF FREEHOLD



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.



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