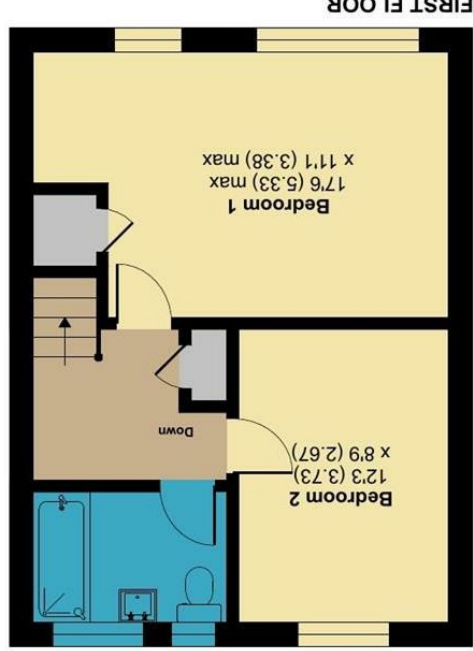
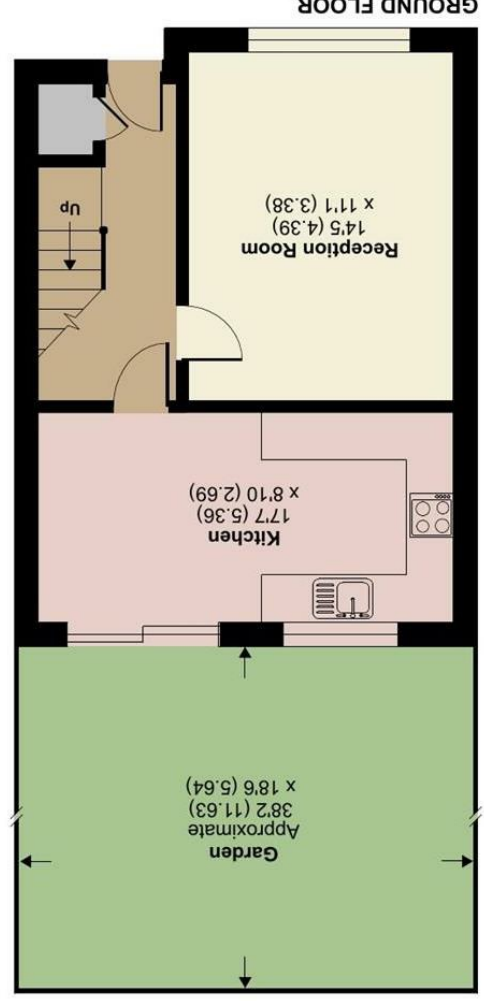


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecsm 2024. REF: 1076337



Approximate Area = 838 sq ft / 77.8 sq m
For identification only - Not to scale

Bicknoller Close, Sutton, SM2



BICKNOLLER CLOSE, SUTTON SM2 5NQ

OFFERS IN EXCESS OF £450,000

LOCATED CLOSE TO NEARBY OUTSTANDING SCHOOLS HARRIS ACADEMY 0.25 MILES AND AVENUE PRIMARY ACADEMY 0.43 MILES BUT ALSO BENEFITS FROM BEING JUST 0.30 MILES FROM BELMONT RAIL STATION, OFFERING BOTH SOUTHERN SERVICES INTO LONDON VICTORIA, LONDON BRIDGE AND ST PANCRAS INTERNATIONAL, YOU WILL FIND THIS SPACIOUS TWO-DOUBLE BEDROOM MID-TERRACE HOUSE JUST WAITING TO BE VIEWED!

ON THE GROUND FLOOR, THE PROPERTY OFFERS A LARGE LOUNGE AND A KITCHEN/DINER WITH DIRECT ACCESS OUT TO THE TRANQUIL REAR GARDEN.

UPSTAIRS, THE PROPERTY OFFERS TWO SUPERB DOUBLE BEDROOMS, AND A FAMILY BATHROOM.

THE PROPERTY ALSO BENEFITS FROM A PRIVATE DRIVEWAY AND A HUGE POTENTIAL TO EXTEND (S.T.P.P).

CALL CHRISTIES TODAY ON 0208 661 5187.

- CLOSE TO LOCAL OUTSTANDING SCHOOLS
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND D
- EPC RATING C

