



- Ground floor
- Private level garden
- Two double bedrooms
- Refitted kitchen
- Refitted shower room

19 Kedeston Court, Hurstcourt Road, Sutton, SM1 3JG

Asking Price Of £325,000

"Chain Free" two double bedroom ground floor maisonette with its own private level garden. This bright and spacious property offers a refitted kitchen with built in appliances, gas central heating, fully double glazed and a refitted shower room. The property benefits from a great location, just moments from amenities offered within Sutton High Street and Sutton Common rail station is within 0.5 mile away.



Property Description

PORCH

Enclosed porch, step with front door to entrance hall.

ENTRANCE HALL

Door to kitchen, radiator, deep storage cupboard under stairs housing meters, door to lounge.

KITCHEN

Refitted wall and base units with built in electric hob with built in oven below and cooker hood above, stainless steel sink and drainer unit, part tiled walls, power points, tiled flooring, integrated fridge freezer, integrated slim line dish washer, plumbing and space for washing machine, double glazed window.

LOUNGE

Double glazed sliding doors to garden, laminate flooring, radiator, power point, television aerial point, feature fire place surround with gas fire and replaced baxi boiler.

HALLWAY

Doors to bedrooms and bathroom, radiator.

SHOWER ROOM

Fully tiled walls, tiled floor, pedestal wash hand basin, wall mounted heated towel rail, double glazed windows, tiled shower cubicle with independent wall mounted shower, double glazed window.

BEDROOM ONE

Double glazed window with full length double glazed window to side, radiator, power points, airing cupboard, built in wardrobes plus single wardrobe with shelving.

BEDROOM TWO

Double glazed window, radiator, power points, built in wardrobe.

GARDEN

A secluded level garden with patio area, side gate to

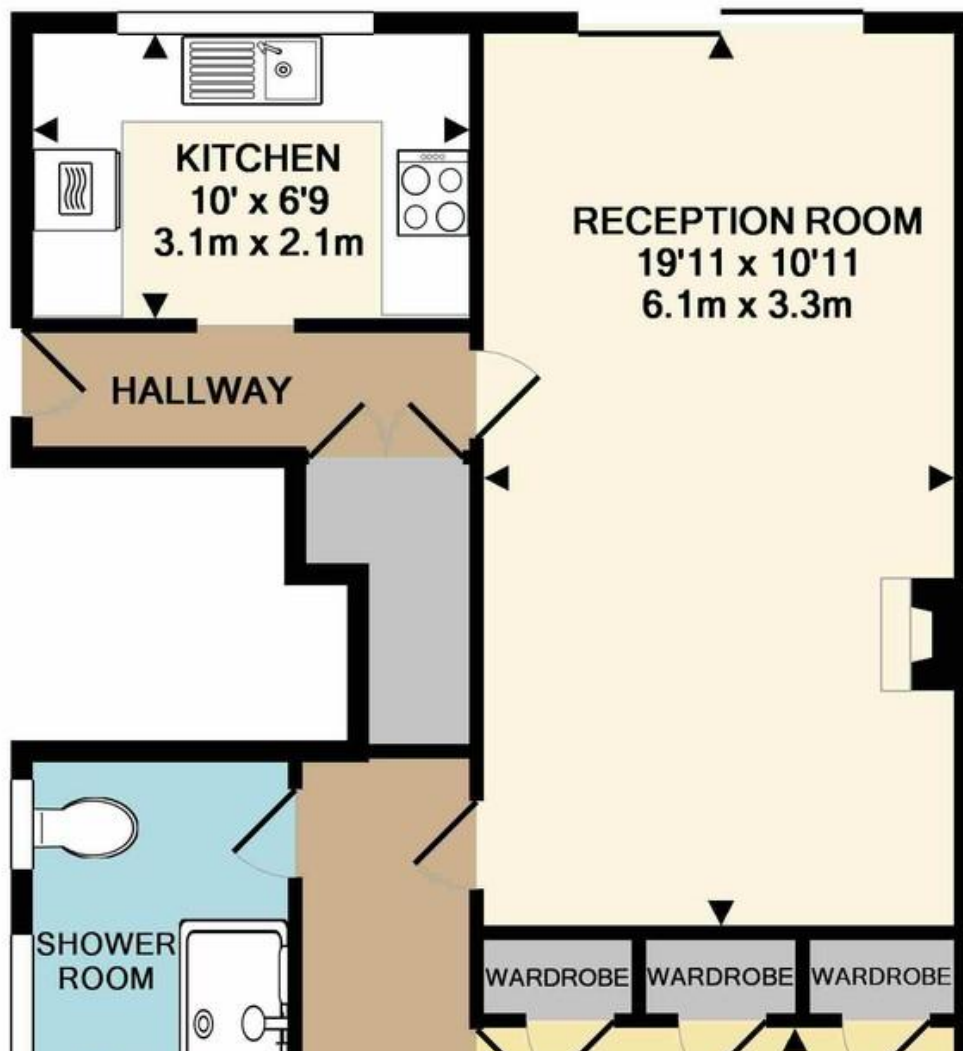




pathway, rear gate access.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

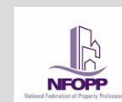
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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