



The Brambles, Duke Of Edinburgh Road, Sutton, Surrey, SM1 3NY
Guide Price £325,000

A good size two bedroom first floor maisonette with its own private rear garden and garage. This property offers ample storage, including a large loft space, impressive lounge and balcony. Located close to well performing schools, shops and transport links.



***NO CHAIN *Garage & parking
*Private garden and balcony with
picturesque views *Long lease & no
service charge**

Entrance Hall

Storage cupboards, ladder up to large loft space. Doors leading to:

Lounge /Diner - 16' 5" x 11' 6" (5.00m x 3.50m)

Rear aspect, window and door leading to kitchen and door leading out to balcony

Balcony

Rear aspect with picturesque outlook

Kitchen - 9' 6" x 9' 2" (2.89m x 2.79m)

Leading from lounge/diner, rear aspect



Bedroom 1 - 14' 9" x 10' 2" (4.49m x 3.10m)

Front aspect, built in fitted wardrobe cupboards

Bedroom 2 - 11' 6" x 7' 10" (3.50m x 2.39m)

Front aspect, storage cupboard

Bathroom

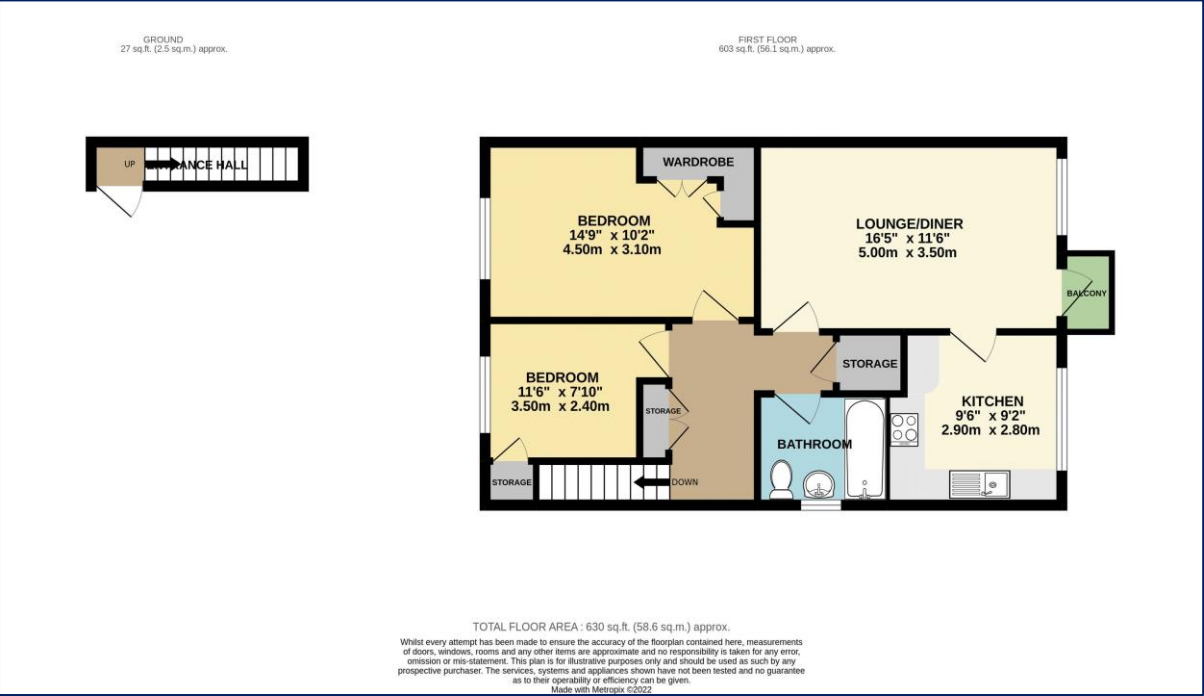
Side aspect

Outside

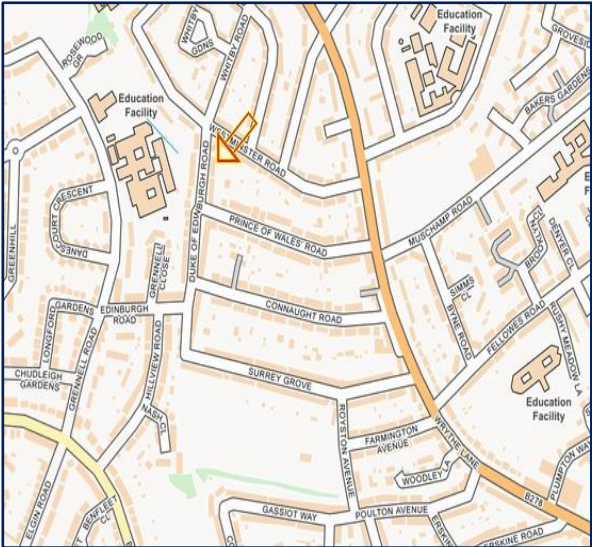
Large South East facing rear garden

Garage & off road parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



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