



**5 Bicknoller Close, South Sutton, Surrey, SM2 5NQ**  
**Guide Price £525,000**

**A very well presented and deceptively spacious three bedroom end of terrace family home, the property occupies a wider than average plot in a quiet cul de sac location, yet close to both Belmont and Sutton train station, as well as an array of well performing schools.**





**\*Potential to Extend (STPP)**

**\*Modern Kitchen**

**\*Good Size Rear Garden \*No Chain**

**Double Glazed Front Door to:**

**Entrance Hall**

Under stairs storage cupboard, door to:

**Downstairs WC**

Low level WC, wash hand basin.

**Lounge - 16' 6" x 11' 1" (5.03m x 3.38m)**

Double glazed windows, radiator.

**Open Plan Kitchen/Diner - 17' 9" x 10' 6" (5.41m x 3.20m)**

Sink unit with cupboards and drawers below, work surfaces with cupboards and drawers below, matching eye level cupboards, built in electric oven and hob, integrated fridge, freezer, washing machine and dishwasher, radiator.

**Conservatory - 14' 11" x 7' 9" (4.54m x 2.36m)**

Double glazed windows and doors to rear garden.

### **Stairs to First Floor Landing**

Built in storage cupboard, access to loft space.

### **Bedroom One - 14' 4" x 11' 2" max (4.37m x 3.40m)**

Double glazed windows, radiator.

### **Bedroom Two - 12' 1" x 8' 10" (3.68m x 2.69m)**

Double glazed windows, radiator.

### **Bedroom Three - 8' 11" x 8' 5" (2.72m x 2.56m)**

Double glazed windows, built in wardrobe/cupboard, radiator.

### **Modern Bathroom**

Panel enclosed bath with shower over, wash hand basin, low level WC, chrome towel radiator, double glazed window.

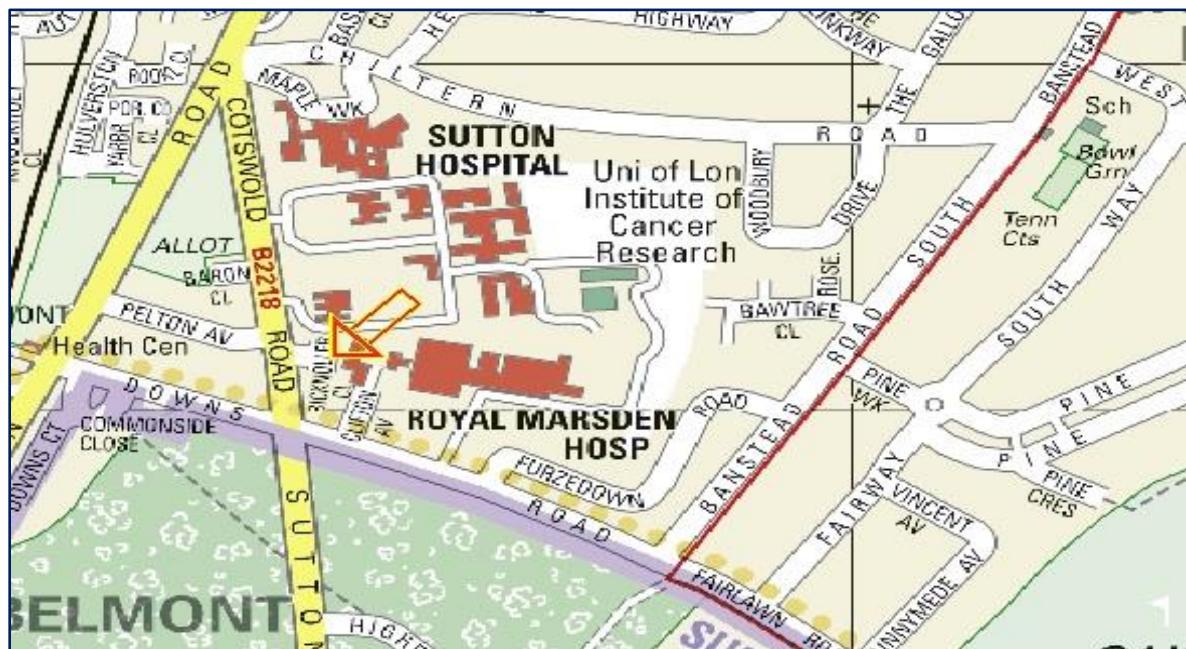
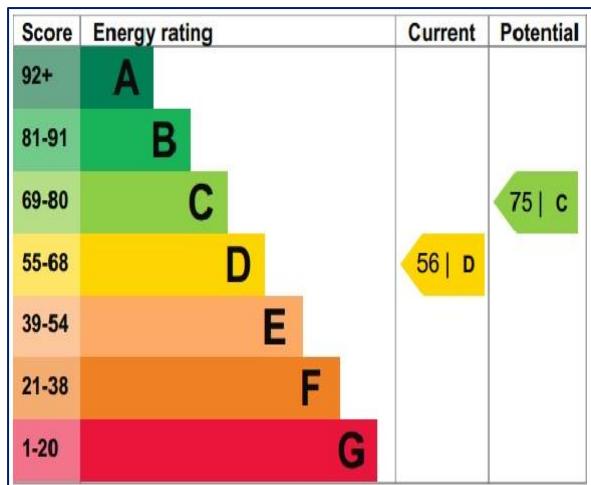
### **Outside**

Rear garden to rear and side, mainly shingled, mature trees and shrubs, large shed.

### **To Front:**

**Large Driveway for Off Road Parking for Several Cars**





**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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