



barnardmarcus

**Christchurch Park, Sutton SM2 5TN**



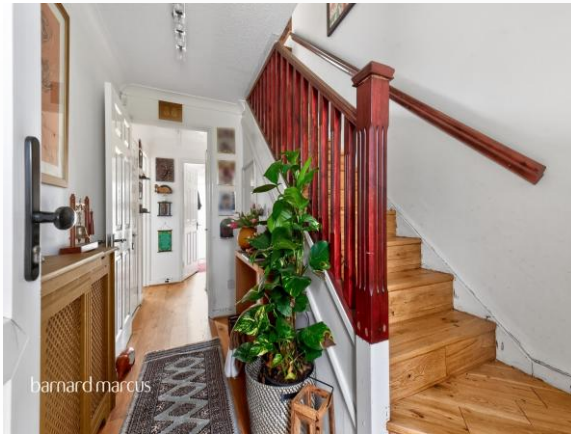
**welcome to**

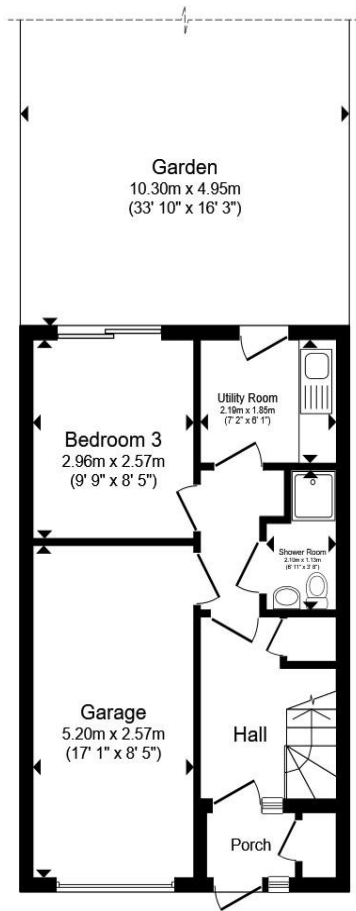
## **Christchurch Park, Sutton**

This spacious and well-presented four-bedroom townhouse is ideally located in the highly sought-after South Sutton area, offering a perfect blend of convenience, comfort, and family living. Arranged over three floors, the property provides generous and flexible accommodation throughout. The ground floor features a welcoming entrance hall, integral garage, and a versatile bedroom with access to a shower room - ideal for guests, a home office, or multi-generational living.

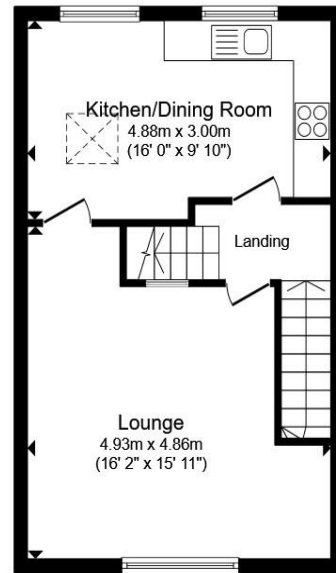
To the rear, the property benefits from a well-proportioned south-facing garden, providing an excellent outdoor space for relaxation and entertaining. The first floor hosts a bright and spacious lounge alongside a modern kitchen/dining room, creating an ideal layout for both everyday living and social occasions. On the second floor, there are three further bedrooms, including a principal bedroom, all served by a well-appointed family bathroom. Externally, the property benefits from a driveway providing off-street parking, in addition to the integral garage.

The location is a particular highlight, being within close proximity to highly regarded schools including Harris Academy and Devonshire Primary School. Sutton mainline train station and the vibrant Sutton High Street are both within easy walking distance, offering a range of shops, restaurants, and excellent transport links into Central London. The renowned Royal Marsden Hospital is also nearby.

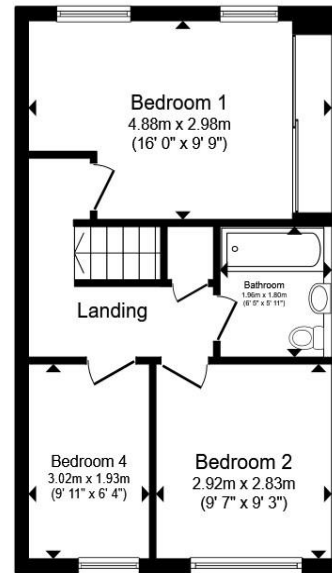




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 118.0 m<sup>2</sup> (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Christchurch Park, Sutton

- Guide price \*\*£600,000 - £625,000\*\*
- Driveway and integral garage
- Private south-facing rear garden
- Spacious lounge and separate kitchen/dining room
- Ground floor bedroom with shower room

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111305](https://www.barnardmarcus.co.uk/Property/SUT111305)



Property Ref:  
SUT111305 - 0004

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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