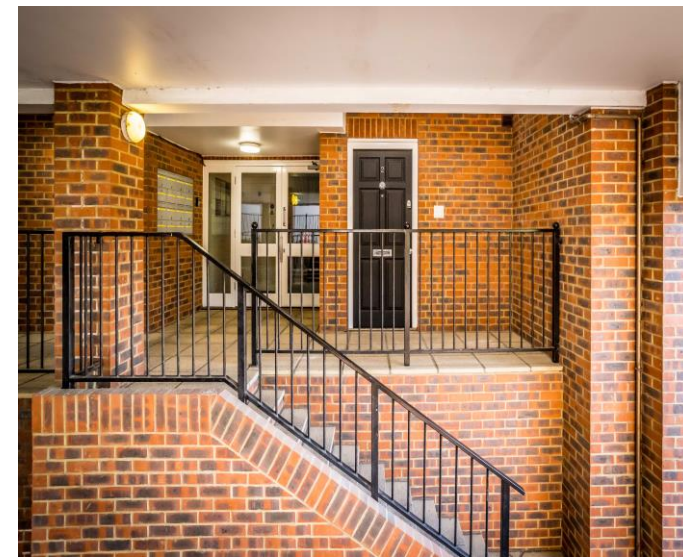





HENLEY HOMES

Flat 2, The Briar | Thicket Road
Sutton | Surrey SM1 4QY |



Get ready to fall in love with this immaculate, modern two-bedroom apartment! No need to worry about a chain; this gated gem is waiting for you to make it your own. Enjoy your bright and roomy ground floor space, featuring two double bedrooms (one with luxurious en-suite and built-in wardrobes), a chic family bathroom, a sunny sitting room with a Juliette balcony, and a spacious kitchen/diner with integrated appliances. Plus, don't forget the convenient coat cupboard in the entrance hall! You'll also have a designated parking space and access to the gorgeous communal grounds. Located in the coveted Sutton area, this dream home is perfect for commuters as it's just a short stroll from Sutton mainline station, which offers direct access to London Victoria and London Bridge. Plus, with unbeatable proximity to fantastic schools, local amenities, and more, your new home is waiting for you! Don't miss out on this incredible opportunity!

Kitchen 14' 0" x 11' 0" (4.26m x 3.35m)

Side aspect, integrated microwave and double oven, electric hob with extractor hood, high and low level storage, quartz worksurface, integrated fridge freezer and dishwasher, wood effect acoustic luxury vinyl strip flooring, cupboard house white goods.





Sitting Room 15' 9" x 13' 0" (4.80m x 3.96m)
Rear aspect, doors opening onto Juliette balcony.



Bedroom 1 18' 9" x 9' 10" (5.71m x 2.99m)

Triple aspect, built in wardrobes with hanging rails and motion sensed lighting.

En-suite 6' 9" x 6' 9" (2.06m x 2.06m)

Wash hand basin on vanity unit, low level WC, corner shower unit with hand held shower attachment, porcelain marble effect tiled walls and floor.





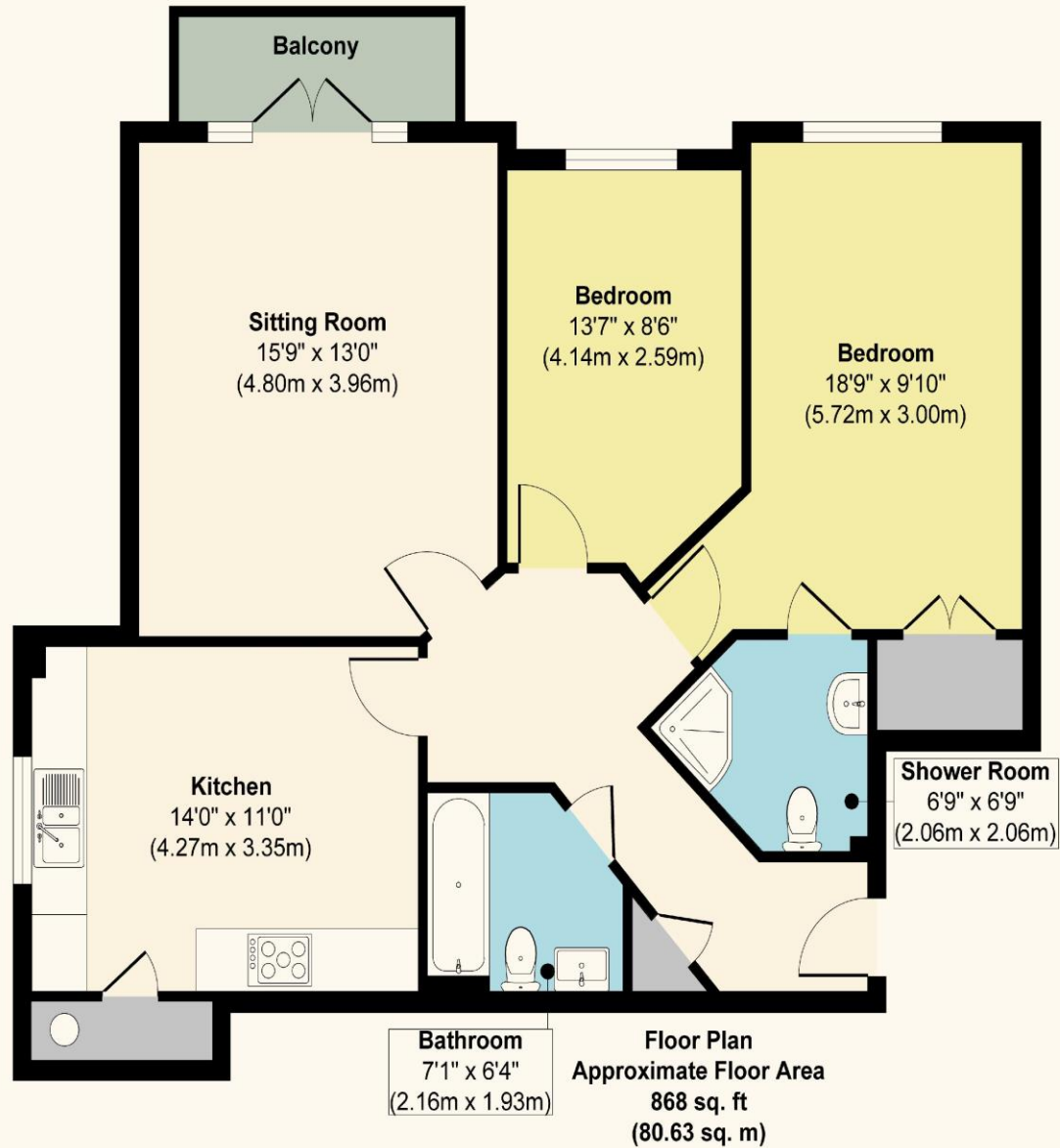
Bedroom 2 13' 7" x 8' 6" (4.14m x 2.59m)
Rear aspect.

Bathroom 7' 1" x 6' 4" (2.16m x 1.93m)
Wash hand basin on vanity unit, low level WC, panelled bath with hand held shower attachment, ceramic tiled flooring and walls.

Entrance Hall
Wood effect acoustic luxury vinyl strip flooring, coats cupboard.



The Briar SM1



Approx. Gross Internal Floor Area 868 sq. ft / 80.63 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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