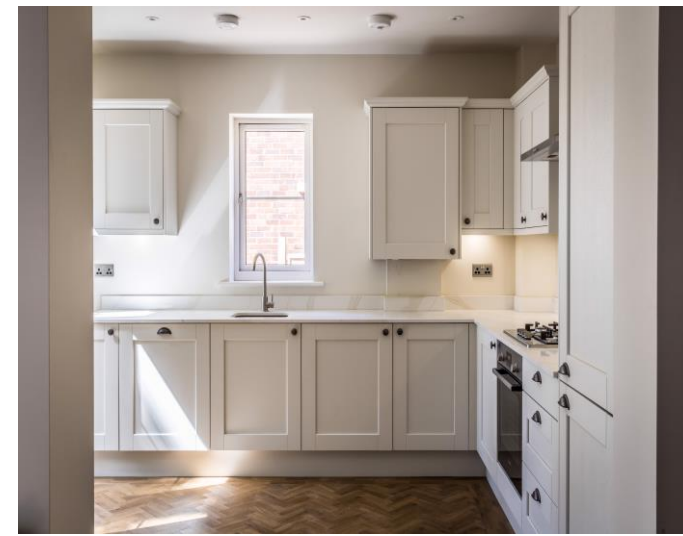




  
HENLEY HOMES

Flat 2, Jean Mary House | Langley Park Road  
South Sutton | Surrey SM2 5HF |



Henley Homes Estate Agent are pleased to launch Flat 2 Jean Mary House, an urban / rustic new build flat in leafy suburb of South Sutton. This bright and light ground floor flat has two bedrooms, two bathrooms and a home office. All kitchen appliances are integrated. There is a lift servicing all floors. This block has 125 year lease. Jean Mary House is within walking distance to Sutton mainline train station and centrally located for outstanding primary and secondary schools.

**Kitchen 11' 6" x 10' 4" (3.50m x 3.15m)**

Double aspect, gas hob with extractor hood, integrated fridge/freezer, washer dryer, dishwasher and electric oven, high and low level storage, herringbone oak flooring, porcelain white shaker style with deep veined stone work tops, french doors leading onto private terrace.

**Sitting / Dining Room 17' 2" x 11' 4" (5.23m x 3.45m)**

Front aspect, french doors leading onto private terrace, herringbone oak flooring.





**Bedroom 1** 21' 2" x 11' 4" (6.45m x 3.45m)  
Double aspect, Juliet balcony.

**Bedroom 2** 12' 1" x 10' 4" (3.68m x 3.15m)  
Rear aspect.

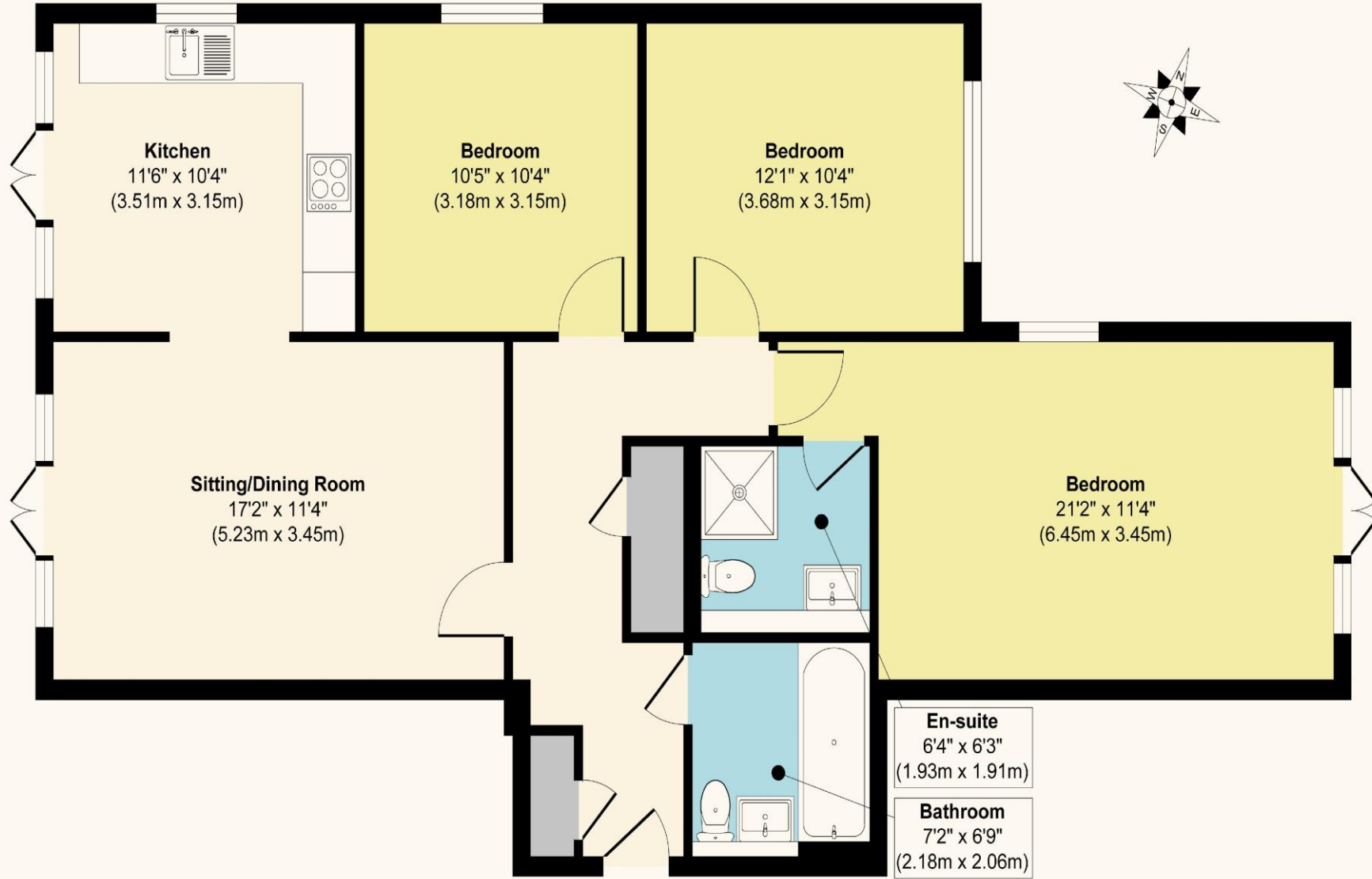
**En-suite** 6' 4" x 6' 3" (1.93m x 1.90m)  
Low level WC, wash hand basin on vanity unit, tiled floor and part tiled walls, power shower with hand held attachment.

**Home office / Bedroom 3** 10' 5" x 10' 4" (3.17m x 3.15m)  
Side aspect.

**Bathroom** 7' 2" x 6' 9" (2.18m x 2.06m)  
Low level WC, wash hand basin on vanity unit, panelled bath with wall mounted taps, hand held shower attachment.



# Flat 2 : 81-83 Langley Park Road SM2



**Ground Floor**  
**Approximate Floor Area**  
**998 sq. ft**  
**(92.71 sq. m)**

**Approx. Gross Internal Floor Area 998 sq. ft / 92.71 sq. m**

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

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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