

Butler's
thoughtful estate agency



Mulgrave Road
Sutton, SM2 6JL
Offers in the region of £350,000



Mulgrave Road, Sutton, SM2 6JL

Whether you are looking to buy a home for the first time or you are downsizing, we're sure you are finding that there is very little choice of fantastic properties in the right condition on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Heyward Court just ticks so many boxes. Positioned in a desirable South Sutton location that is convenient yet coveted, you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your home. Inside, the fantastic layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned kitchen is a great place to cook up a storm in, with spacious lounge that can also accommodate a dining table, overlooking the front communal garden. If you work from home or have friends to spend the night, don't worry! Both the bedrooms are a good size, perfect if you are working from home with space to spare for a single bed. So, what about location? Well you really are in the center of it all here, being on the doorstep of the high street, with a vast selection of shopping facilities, restaurants and bars and Sutton mainline station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has no onward chain and a garage en-bloc, we are struggling to find any!



GROUND FLOOR

Hallway

Living/Dining Room
15'11 x 10'6 (4.85m x 3.20m)

Kitchen
11'11 x 7' (3.63m x 2.13m)

Bedroom
11'11 x 11'3 (3.63m x 3.43m)

Bedroom
11'11 x 7'3 (3.63m x 2.21m)

Bathroom
6'2 x 5'7 (1.88m x 1.70m)

OUTSIDE

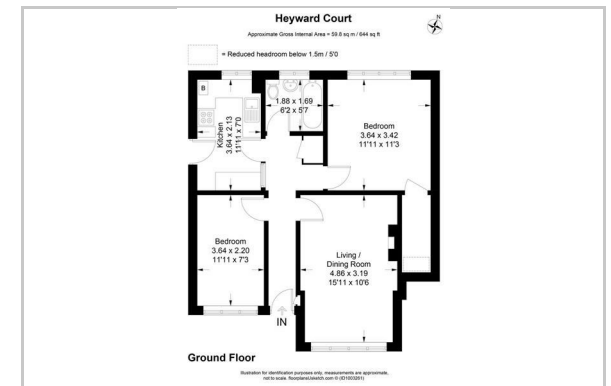
Garage en-bloc

Communal Garden

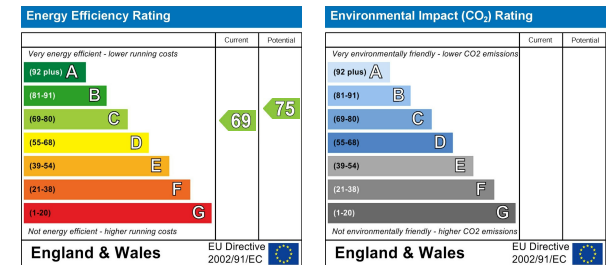
Area Map



Floor Plan



Energy Efficiency Graph



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