



Grove Road  
Sutton, SM1 2AJ  
Offers in the region of £400,000





# Grove Road, Sutton, SM1 2AJ

Whether you are looking to buy a home for the first time, investing or even 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. Grove Court just ticks so many boxes. Positioned within a convenient & desirable location 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 wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned, modern kitchen is a great place to cook up a storm in, with spacious lounge that can even accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a fabulous double size, which is also perfect if you are working from home, both having views onto a lovely front lawn area. To the rear, there is also the fantastic addition of a private rear garden that is ideal for you and your guests to all spill out onto when dinner is done and the drinks start flowing! So what about the bathroom? You'll be spoilt in what is a sanctuary of style and peace, just a gorgeous place to relax in after a hard day of zoom calls! Location wise, you really are in the centre of it all here, being on the doorstep of Sutton, 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 a garage, were struggling to find any!

## Area Map



### GROUND FLOOR

Hallway

Living Room

15' x 12'10 (4.57m x 3.91m)

Kitchen

13'4 x 8'3 (4.06m x 2.51m)

Bedroom

11'11 x 9'2 (3.63m x 2.79m)

Bedroom

12' x 8'10 (3.66m x 2.69m)

Bathroom

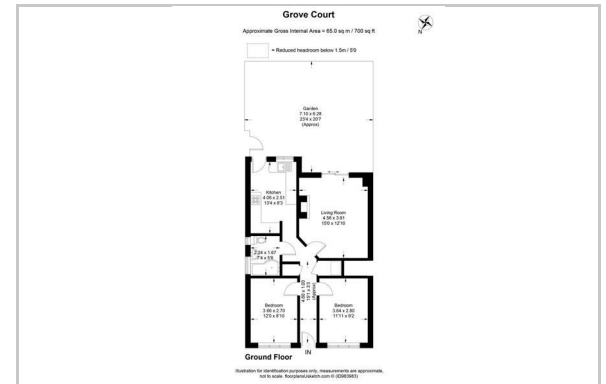
7'4 x 5'6 (2.24m x 1.68m)

### OUTSIDE

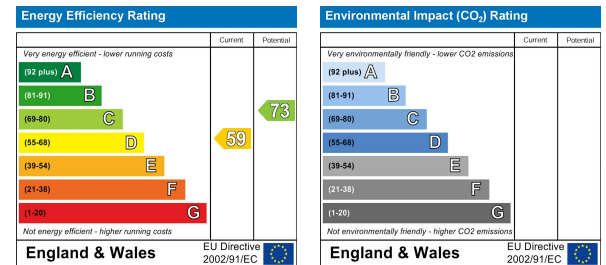
Private Garden

Garage

## Floor Plan



## Energy Efficiency Graph



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