

# Butler's

thoughtful estate agency



Grove Road  
Sutton, SM1 2DD  
Guide price £300,000



# Grove Road, Sutton, SM1 2DD

GUIDE PRICE £300,000 - £325,000 This fabulous one bedroom converted apartment is just a joy to behold. What will impress isn't just the condition (we'll come to that later!) but the wealth of wonderful features, such as the high ceilings and large proportions that will make your living experience that little bit more special. So what do we mean by that? Well the living room will blow you away with plenty of space to entertain your family and friends in a room where you can create a separate dining area or snuggle down on a comfy sofa to enjoy a good book or catch up on some TV. The bedroom is even more opulent (which can be also switched around with the living room) and is a lovely bright space with a large (recently replaced) sash windows flooding the room with natural light. Love storage? All of your furniture will fit, with you also having the bonus of loads of space for your wardrobes. When its time to cook, the kitchen has been fitted to a high standard, making full use of the space on offer, with views out onto the gardens. A stunning, modern bathroom finishes the internal accommodation off, which is a joy to relax in after a hard day in the office or zooming! With summer fast approaching, the property also boasts something very beneficial to have - direct access via your property to a wonderful communal garden - your guests will love to be able to spill outside into the evening air after dinner! Allocated parking is also available to the rear of the property. Lastly we have to talk location. Grove Road is one of the most coveted roads in Sutton, with the amazing transport links at hand and vast amount of amenities only a short walk away.



## GROUND FLOOR

Hallway

Living/Dining Room

14'11 x 14'4 maximum (4.55m x 4.37m maximum)

Kitchen

8'4 x 7'0 (2.54m x 2.13m)

Bedroom

15'10 x 11'11 into bay (4.83m x 3.63m into bay)

Bathroom

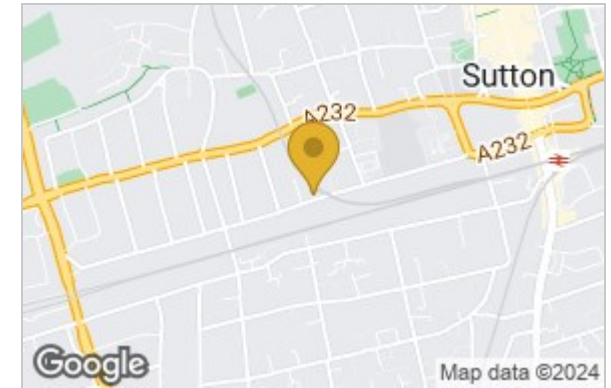
8'3 x 4'10 (2.51m x 1.47m)

## OUTSIDE

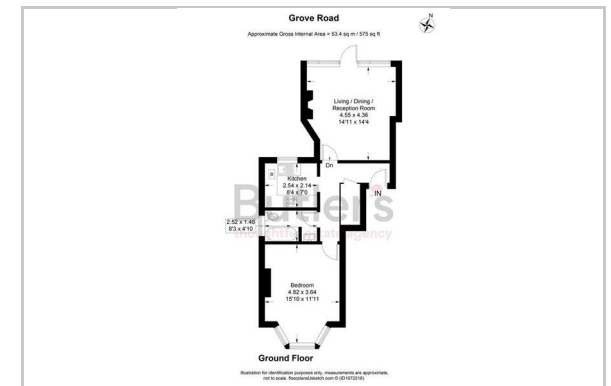
Allocated Parking

Communal Garden

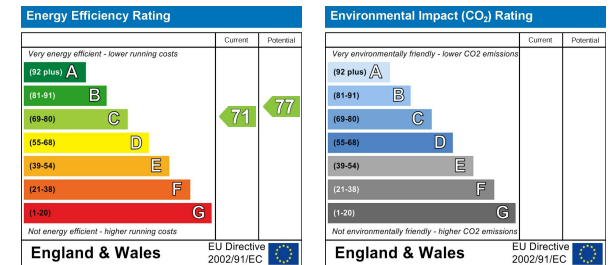
## Area Map



## Floor Plan



## Energy Efficiency Graph



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