

**Butler's**  
thoughtful estate agency

39 Grange Road  
Sutton, SM2 6SY  
£265,000





# 39 Grange Road, Sutton, SM2 6SY

Located in a highly coveted road in South Sutton, this spacious one bedroom ground floor apartment really is the pinnacle of it's type in the area. It is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this well regarded development and is also one which is well looked after. What's more, the property is offered in beautiful condition inside, with a well-proportioned kitchen that has a fabulous amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a large bedroom with fitted wardrobes and gorgeous bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the ground floor, you also benefit from fantastic views to communal grounds and light coming in through the large windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of allocated parking, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner!



## GROUND FLOOR

Hallway

Living/Dining Room  
18'6 x 11'8 (5.64m x 3.56m)

Kitchen  
10'11 x 7'5 (3.33m x 2.26m)

Bedroom  
16' x 9'10 (4.88m x 3.00m)

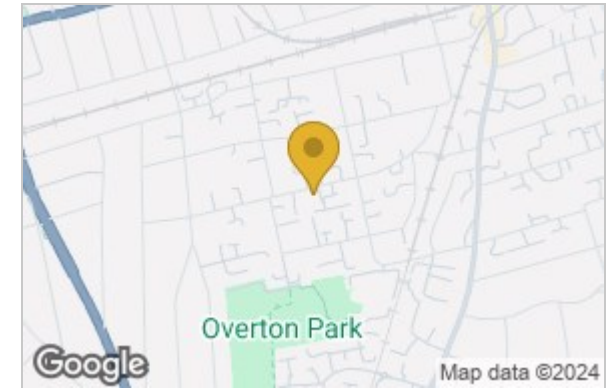
Bathroom  
7'1 x 6'11 (2.16m x 2.11m)

## OUTSIDE

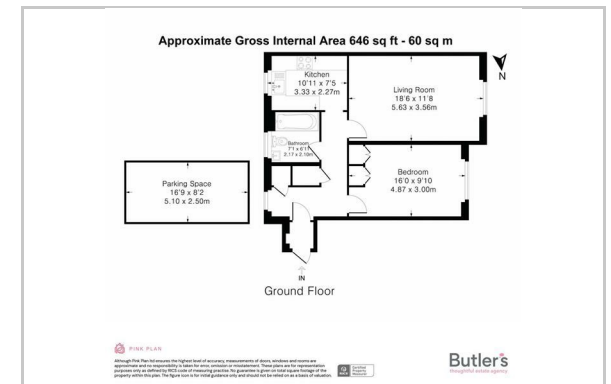
Allocated Parking

Communal Grounds

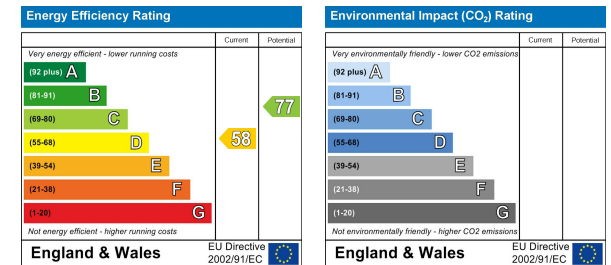
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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