



Créssingham Grove
Sutton, SM1 4ES
Guide price £325,000



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Do you yearn for a house but your budget just isn't quite enough? Well, we have the perfect solution for you at Cranford Court, as the accommodation is set over 2 floors and even has boasts a share in the freehold! Positioned within a highly coveted and convenient Sutton cul-de-sac, this 2-bedroom, first floor purpose-built maisonette has been recently refreshed and has been well look after by the current owners, offering a fabulous multi-purpose space that not only works for entertaining but for also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. The living/dining room is the largest room in the property and offers areas for relaxing, working and even dining, so you now have an excuse for all your friends and family to come over for a dinner party! If that seems appealing, the well-appointed kitchen really is a well thought out space that uses every square inch efficiently to you can prepare your evening meals. So, what about the rest of the property? We are happy to report, things arguably get even better on the upper level! The bathroom is a great space to relax in after a hard day at work, having been well appointed, with a master bedroom being a generous size - even coming with the added benefit of having integrated storage. You'll probably now find that bedtime will now become your favorite part of the whole day! The second is also a great size and all of the rooms are flooded with light, being elevated and having large windows. Outside, you'll also appreciate the communal garden accessed from outside property. So, we urge you to do one thing a book a viewing as there really is no compromise here!



FIRST FLOOR

Hallway

Living/Dining Room
21' x 13'1 (6.40m x 3.99m)

Kitchen
13'1 x 7'2 (3.99m x 2.18m)

SECOND FLOOR

Landing

Bedroom
12'8 x 10'1 (3.86m x 3.07m)

Bedroom
12'6 x 7'5 (3.81m x 2.26m)

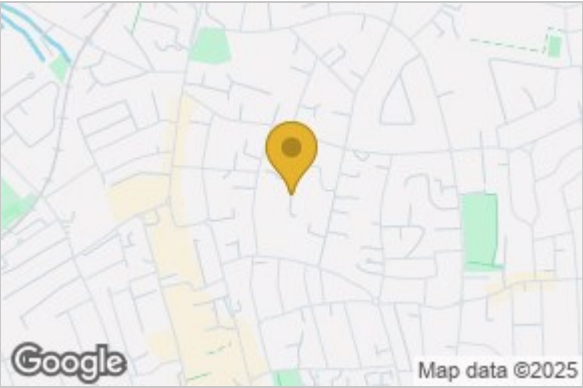
Bathroom
8'4 x 5'7 (2.54m x 1.70m)

OUTSIDE

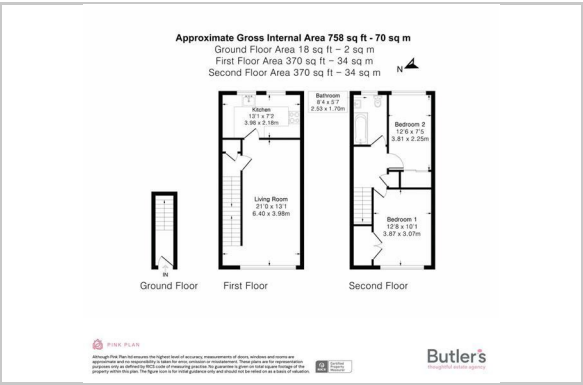
Communal Garden



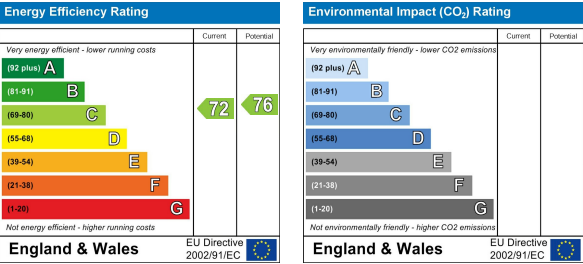
Area Map



Floor Plan



Energy Efficiency Graph



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