



Grove Avenue
Sutton, SM1 2DA

Guide price £350,000



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GUIDE PRICE £350,000 - £375,000

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 the right size on the market, with you possibly having to settle for an apartment that compromises on either space or condition - with any of these choices possibly being in a location that just isn't quite right. Grove Avenue just ticks so many boxes.

Positioned within a highly coveted, gated road that is convenient, friendly yet still quiet, 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 property. 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/diner that can easily accommodate a dining table, with the apartment having direct access onto the communal garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! When this happens and you offer your friends to spend the night, don't worry! All the three bedrooms are a great size, which is also perfect if you work from home.

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 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 residents parking on the road, we are struggling to find any!





GROUND FLOOR

Hallway

Living/Dining Room
15'3 x 12'5 (4.65m x 3.78m)

Kitchen
9'9 x 6'11 (2.97m x 2.11m)

Bedroom
13'5 x 12' maximum (4.09m x 3.66m maximum)

Bedroom
12'10 x 12'5 (3.91m x 3.78m)

Bedroom
10'1 x 7'7 (3.07m x 2.31m)

Bathroom
7'1 x 5'8 (2.16m x 1.73m)

Separate W/C

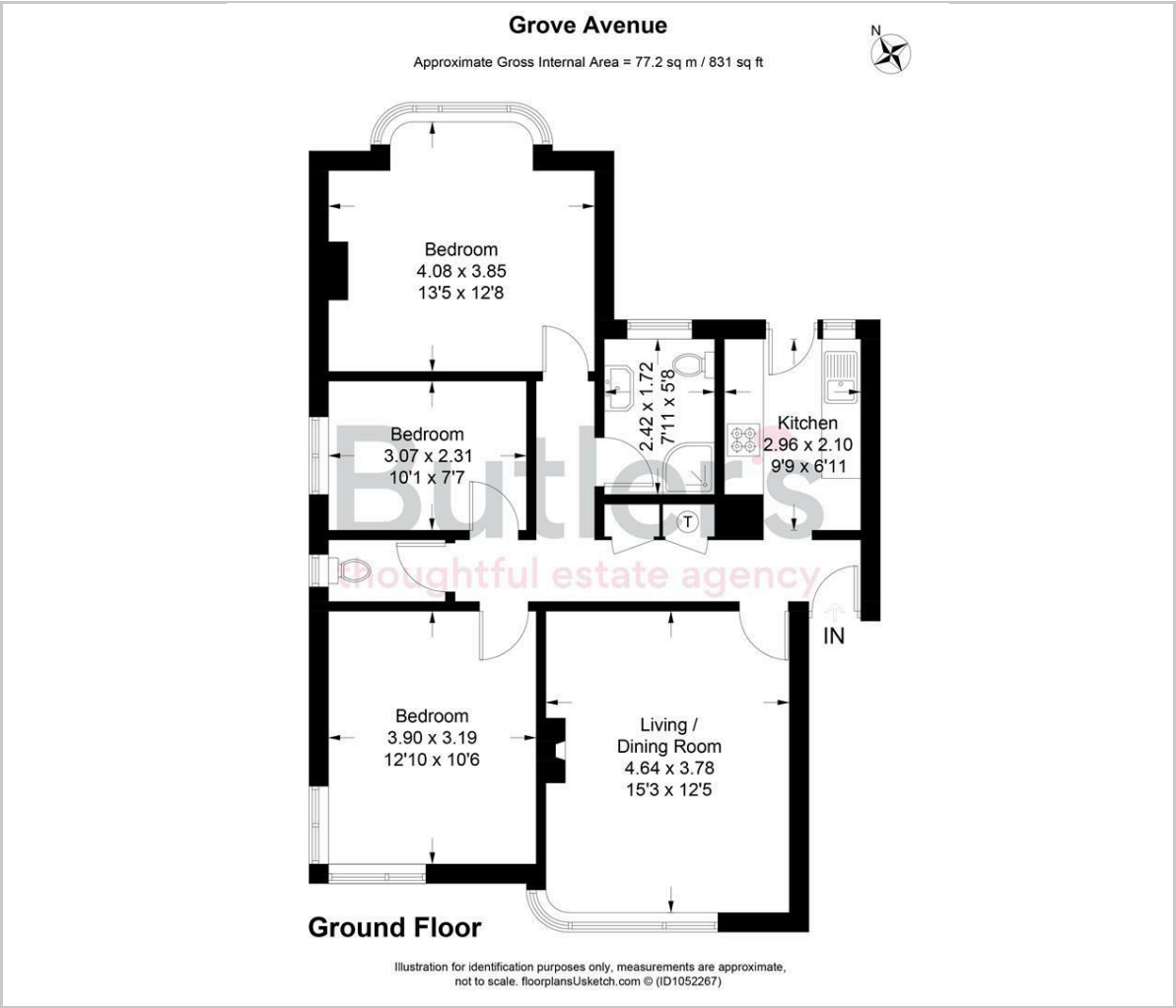
OUTSIDE

Communal Grounds

Residents Street Parking



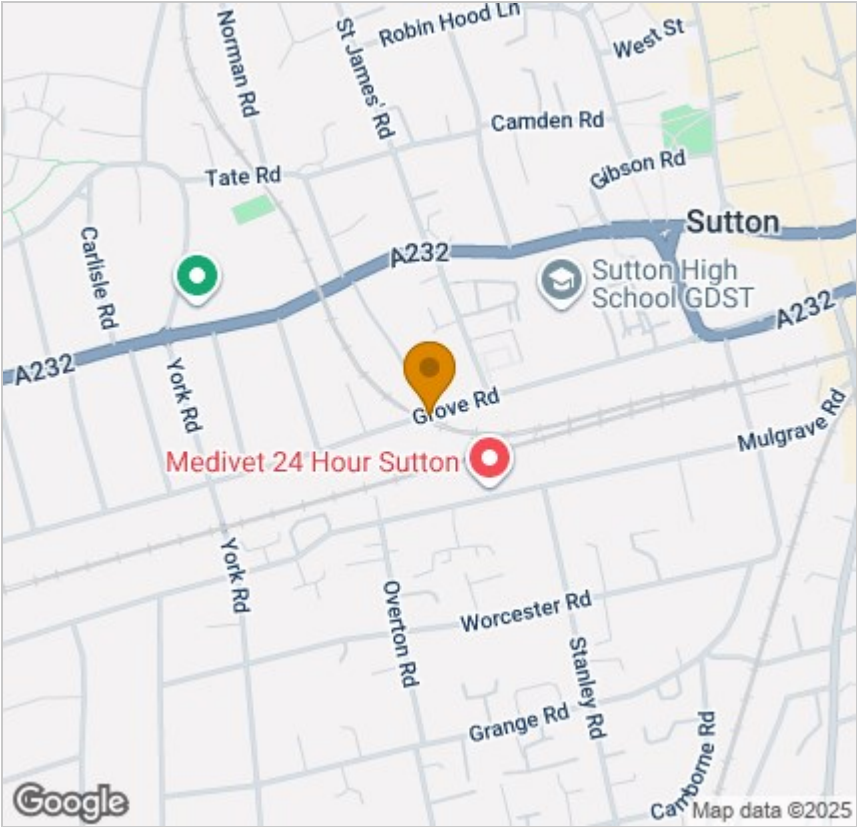
Floor Plan



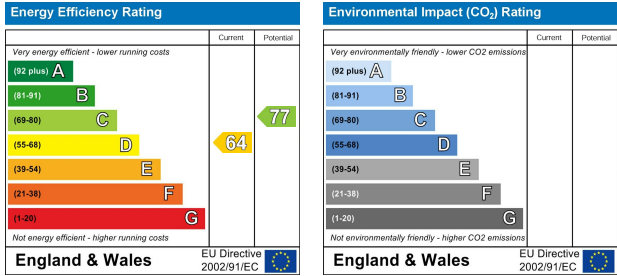
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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