



Conway Drive  
Sutton, SM2 6PN  
Offers over £310,000





# Conway Drive, Sutton, SM2 6PN

Few apartments come to market that offer as much as Brabourne Court. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms have elevated views being on the first floor, with light flooding in through the large windows. So, what about the rest of the property? Well, you'll certainly not be disappointed with the lovely modern kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace - which has lots of space for your wardrobes. The second bedroom is also a fantastic size and one which is perfect for your kids or friends when they stay and is certainly big enough for you to also set up your home office in, which is invaluable in this day and age. All the rooms are served by a stylish family bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the communal gardens wrap around the building, but the property features another big bonus - a garage en-bloc, super convenient and a real time saver! Location wise, the property is situated in the heart of South Sutton, being only a short distance from Sutton Mainline Station, so perfect for commuters. Fabulous schooling and amenities are also close by, with Cheam & Sutton High Street both easily accessible, offering a large selection of shopping and restaurants.



## FIRST FLOOR

Hallway

Living/Dining Room  
14'7 x 14'5 (4.45m x 4.39m)

Kitchen  
10'6 x 8'2 (3.20m x 2.49m)

Bedroom  
13'11 x 9'1 (4.24m x 2.77m)

Bedroom  
11'2 x 7'11 maximum (3.40m x 2.41m maximum)

Bathroom  
8'2 x 6' (2.49m x 1.83m)

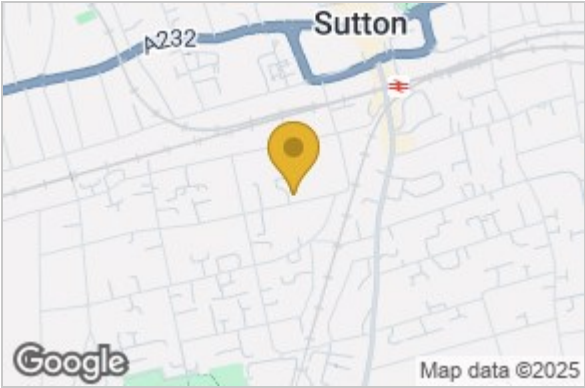
## OUTSIDE

Garage En-Bloc

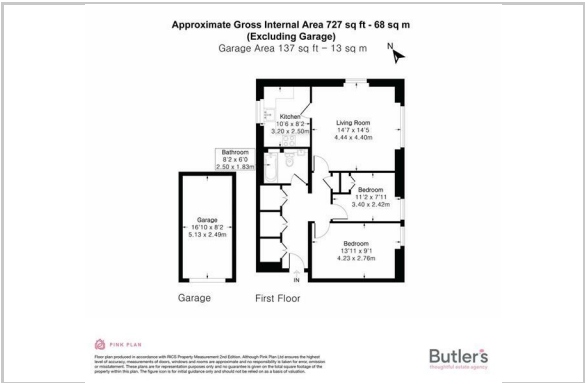
Residents Parking

Communal Garden

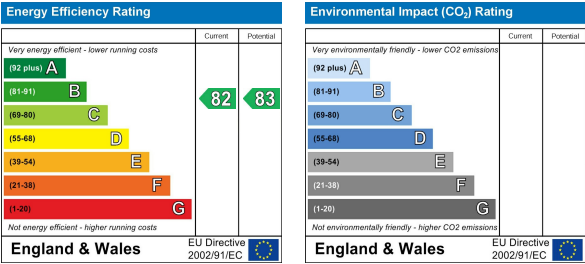
## Area Map



## Floor Plan



## Energy Efficiency Graph



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