



RE/MAX

SHRUB COURT

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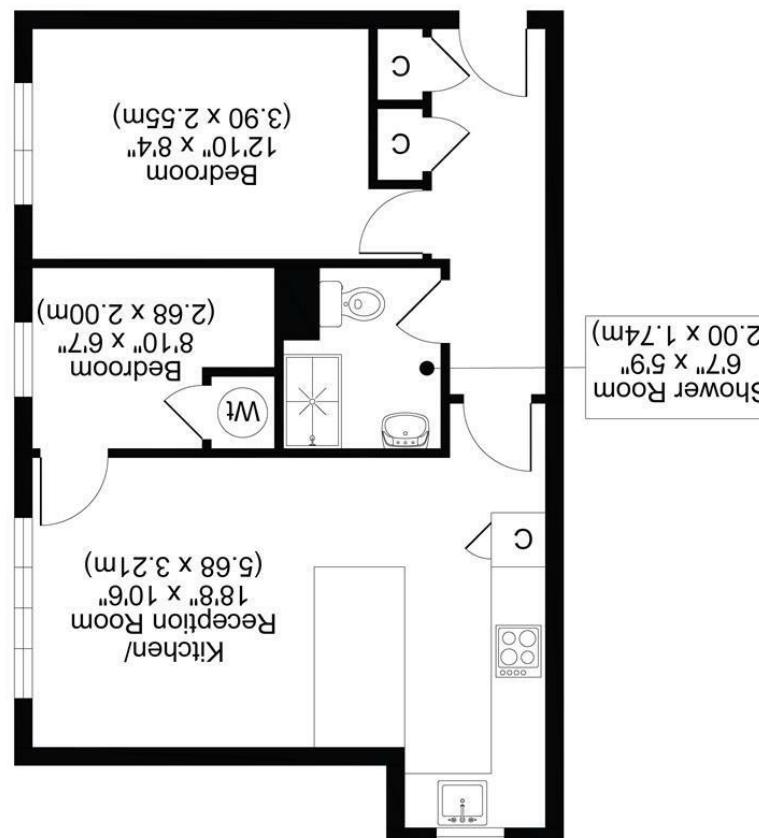
SHRUB COURT



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MEDIA

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are either by the seller or his agent.
shown conveniently and are approximate only and cannot be regarded as being a representation

GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA 502 SQ.FT (47 SQ.M)

SHRUB COURT, 18 CEDAR ROAD, SM2



CHRISTIES



GUIDE PRICE: £280,000 - £300,000

LOCATED ON THE EVER-POPULAR CEDAR ROAD IN SUTTON, THIS ATTRACTIVE AND WELL-PRESENTED 1 1/2-BEDROOM FLAT WITH A SECOND ROOM PRESENTED AS AN OFFICE/COT ROOM OFFERS COMFORTABLE LIVING IN A HIGHLY CONVENIENT LOCATION.

THE PROPERTY BOASTS A BRIGHT AND WELCOMING RECEPTION ROOM, IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING. BEDROOM ONE IS GENEROUSLY SIZED AND THE SECOND ROOM ALLOWS SPACE FOR A COT OR A FANTASTIC SIZED STUDY, WHILE THE FLAT IS PRESENTED IN LOVELY CONDITION THROUGHOUT, ALLOWING A BUYER TO MOVE STRAIGHT IN WITH EASE. A MODERN, WELL-APPOINTED BATHROOM COMPLETES THE ACCOMMODATION.

IDEALLY SITUATED WITHIN EASY REACH OF A WIDE RANGE OF LOCAL SHOPS, CAFÉS, AND GREEN SPACES, THE PROPERTY IS ALSO CLOSE TO SUTTON STATION OFFERING LINKS INTO CENTRAL LONDON. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING, A PARTICULARLY VALUABLE FEATURE IN THIS SOUGHT-AFTER AREA.

OFFERED TO THE MARKET CHAIN FREE, THIS HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS ALIKE.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

- ONE DOUBLE BEDROOM
- SINGLE BEDROOM/STUDY
- ALLOCATED PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING C

