



26 Sherwood Park Road

Sutton, SM1 2SQ

Asking price £300,000

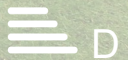
Offered with no onward chain! This ground floor apartment is situated in a highly desirable and convenient location, just a short 10-minute walk from Sutton's vibrant High Street and mainline train station. Ideal for first-time buyers or as a buy-to-let investment, the property boasts a spacious living room that is open-plan to a modern, white high-gloss kitchen and breakfast room, which offers direct access to the shared garden. The large, bay-fronted master bedroom features built-in wardrobes, while a versatile second room, perfect as a study, nursery, or bedroom, also includes fitted wardrobes. The bathroom is equipped with independently controlled 7 day programmable underfloor heating, a power shower, and is a partially tiled suite, including a concealed cistern WC. Additional highlights of this must-see property include natural wood flooring throughout, private allocated residents' parking, and the benefit of a 900+ year lease with a share in the Freehold.

- Ground floor property
- Neutrally presented throughout
- Spacious open plan kitchen breakfast room
- Direct garden access to maintained grounds
- Large master bedroom
- 2nd single bedroom / study
- Double glazed with gas boiler
- Electric under floor heating
- No onward chain
- Easy access to Sutton town center & Mainline train stations

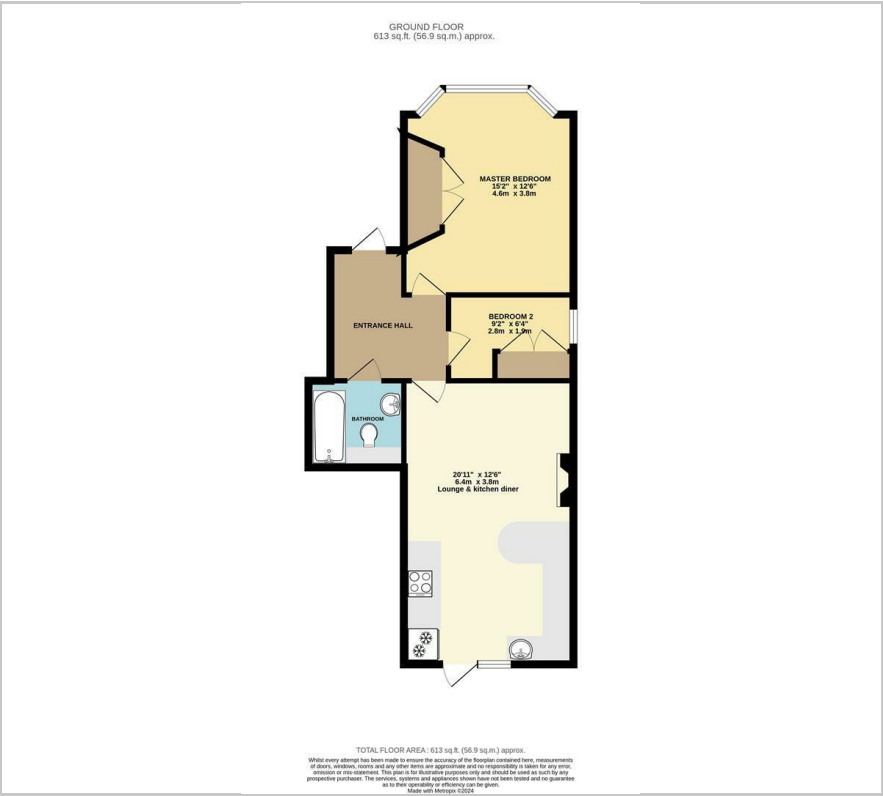
Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490

if you wish to arrange a viewing appointment for this property or require further information.



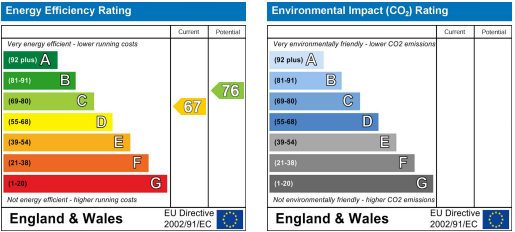
Floor Plan



Area Map



Energy Efficiency Graph



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