



17 Banbury Court Grange Road, Sutton, SM2 6SZ



Offers over £325,000

**WH WATSON HOMES**  
Estate Agents

## 17 Banbury Court Grange Road

Sutton, SM2 6SZ

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Watson Homes are pleased to offer this well presented two bedroom split level maisonette, situated in a desirable residential road in South Sutton SM2, and only a short walk into Sutton town centre. This lovely maisonette offers spacious room sizes, a modern bright interior and large windows allowing lots of natural light into the property. Features include a large open plan reception room, a kitchen breakfast room, a modern bathroom, two good sized bedrooms and built in storage space. Outside there are well kept communal gardens with an expanse of mature green spaces and a garage en bloc. The property is sold with no onward chain and an extended lease on completion.

Banbury Court is only a short walk to Sutton mainline station, bus links and Sutton town centre where you will find many shops, restaurants, cafes, gyms and parks. The property is very conveniently located for many excellent primary and secondary schools.





## Accommodation

Part glazed front door into entrance lobby, stairs to 1st floor.

### Living Room

Radiators, wood laminate flooring, double glazed window to front aspect.

### Kitchen Breakfast Room

Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven, gas hob and extractor hood above, space and plumbing for washing machine, space for tall fridge freezer, cupboard housing boiler, tiled walls, wood laminate flooring, double glazed windows to rear aspect, radiator.

Stairs to 2nd floor hallway, large built-in storage cupboard, loft access.

### Bathroom

Modern suite comprising of bath with chrome mixer tap, thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, part tiled walls, heated towel rail, shaver point, vinyl floor, double glazed obscure window to rear aspect.

### Bedroom One

Radiator, fitted carpet, built-in cupboards.

### Bedroom Two

Radiator, fitted carpets, double glazed window to rear aspect.

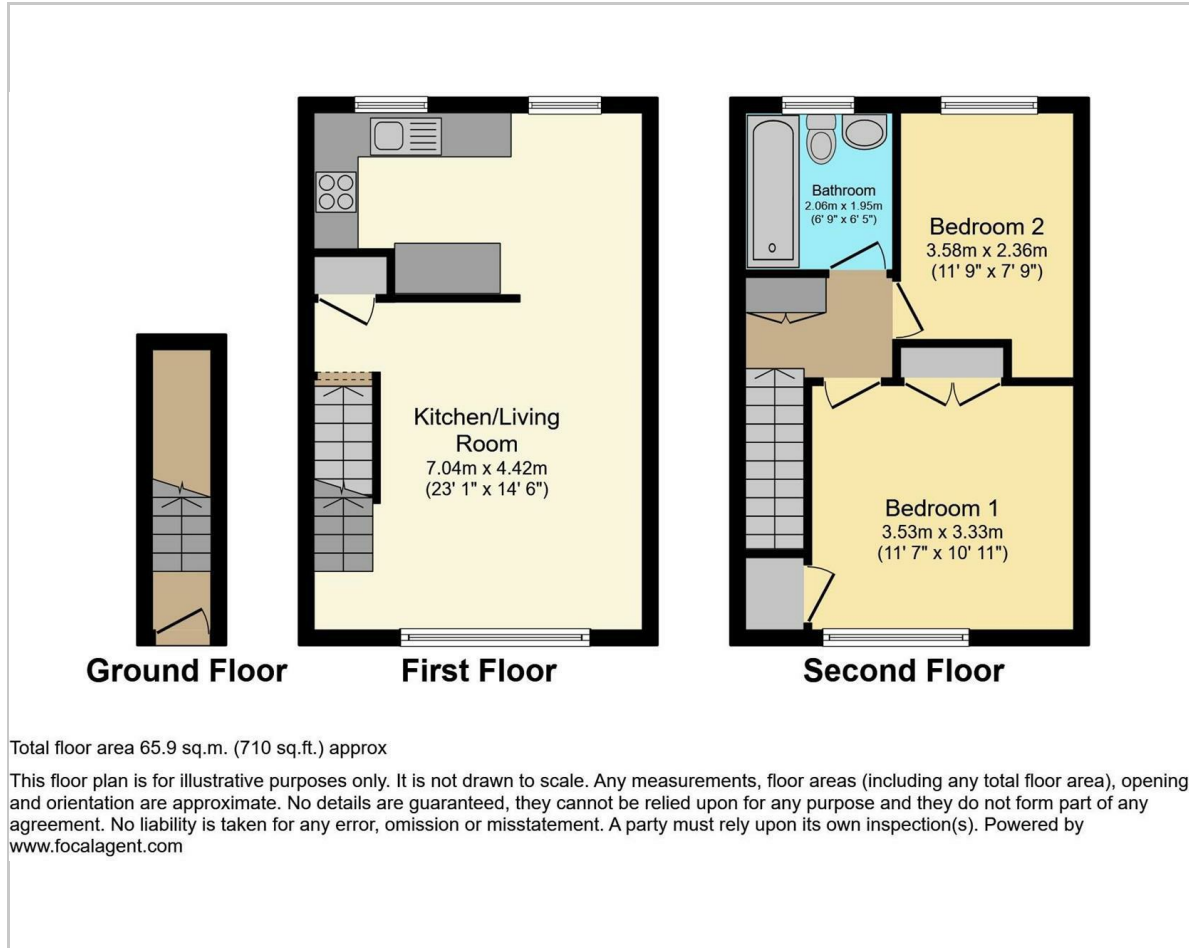
### Outside

#### Garage en-bloc

Residents private parking

Well-kept, communal gardens and grounds

## Floor Plan



## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

