



Magnolia Court Grange Road, Sutton SM2 6SY

welcome to

Magnolia Court Grange Road, Sutton

CHAIN FREE !! SOUTH SUTTON!!!. This great two double bedroom GROUND FLOOR apartment is set on Grange Road a highly convenient Sutton location, ideal for families and commuters alike. Sutton town centre is within easy reach, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Sutton railway station provides regular services into London Victoria, London Bridge and Blackfriars, making it a popular choice for professionals, while numerous local bus routes enhance connectivity across the area. The property is also well placed for a range of highly regarded schools, including both well-performing state and independent options, making the area particularly attractive to families seeking quality education and strong transport links. The property is ready to put your bags down and enjoy. The property comprises of two double bedrooms, kitchen, bathroom with window and spacious reception room. To the rear of the grounds you have a garage perfect for parking or using as storage.

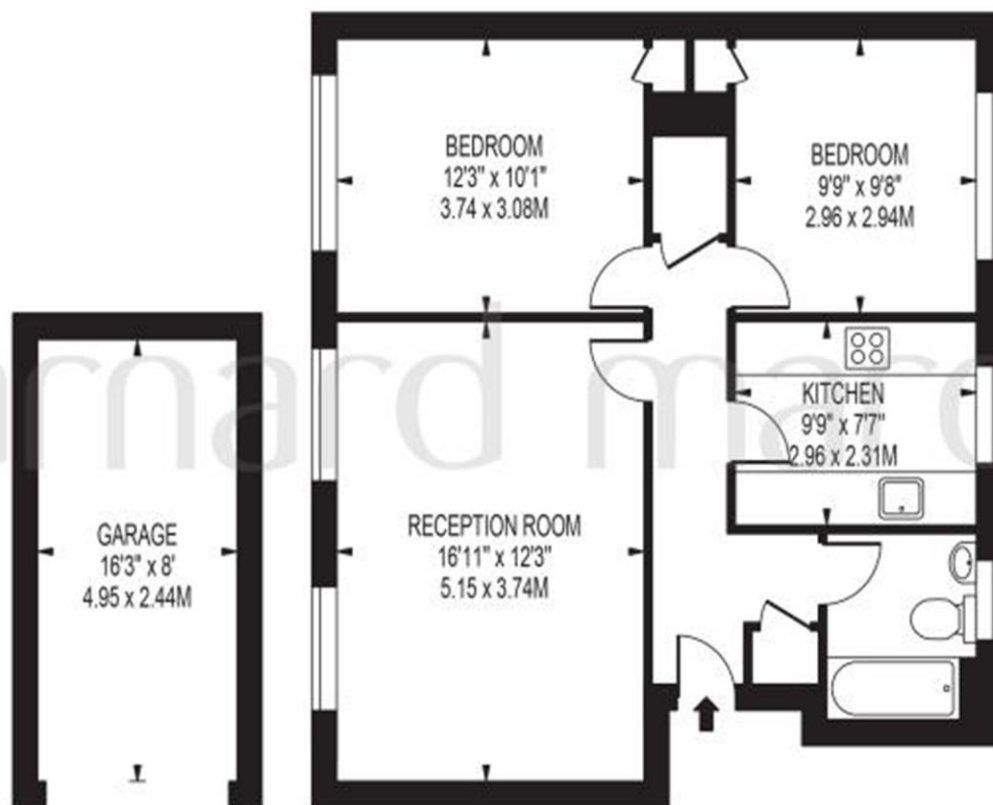


MAGNOLIA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 655 SQ FT - 60.86 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 130 SQ FT - 12.08 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- NO CHAIN
- Garage
- Two double bedrooms
- SOUTH SUTTON location
- Short walk to Sutton mainline station

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111320](https://www.barnardmarcus.co.uk/Property/SUT111320)



Property Ref:
SUT111320 - 0002

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