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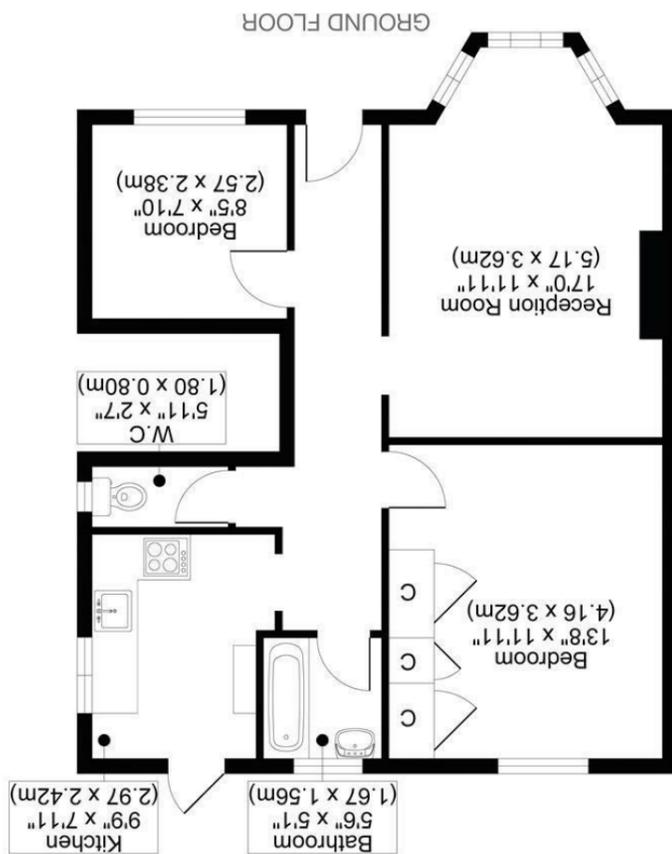
RICS

The Property Ombudsman

CHRISTIES

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



GROVE AVENUE, SM1  
 TOTAL APPROX FLOOR PLAN AREA 646 SQ.FT (60 SQ.M)



CHRISTIES



## GROVE AVENUE, SUTTON SM1 2DA

GUIDE PRICE £325,000-£350,000

LOCATED ON THE CHARMING GROVE AVENUE IN SUTTON, THIS DELIGHTFUL GROUND FLOOR MAISONETTE OFFERS AN EXCELLENT BALANCE OF COMFORT AND CONVENIENCE. WITH TWO WELL-PROPORTIONED BEDROOMS, IT IS IDEALLY SUITED TO SMALL FAMILIES, COUPLES, OR INDIVIDUALS SEEKING A PEACEFUL PLACE TO CALL HOME.

THE PROPERTY WELCOMES YOU INTO A SPACIOUS RECEPTION ROOM, PROVIDING A WARM AND INVITING SETTING FOR BOTH RELAXING AND ENTERTAINING. THE LAYOUT HAS BEEN THOUGHTFULLY ARRANGED TO MAXIMISE NATURAL LIGHT AND CREATE A BRIGHT, AIRY FEEL THROUGHOUT.

THERE IS A WELL-APPOINTED BATHROOM AND A PRACTICAL KITCHEN SPACE, ENSURING EVERYDAY LIVING IS BOTH COMFORTABLE AND CONVENIENT. BEING SITUATED ON THE GROUND FLOOR, THE PROPERTY ALSO BENEFITS FROM DIRECT ACCESS TO A PLEASANT COMMUNAL GARDEN – PERFECT FOR ENJOYING OUTDOOR SPACE IN A QUIET SETTING.

LOCATED ON A PRIVATE ROAD, THE MAISONETTE OFFERS AN ADDED SENSE OF PRIVACY AND SECURITY. THE SURROUNDING AREA PROVIDES EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND TRANSPORT LINKS, ALL WITHIN EASY REACH.

THIS ATTRACTIVE HOME ON GROVE AVENUE PRESENTS A WONDERFUL OPPORTUNITY TO ENJOY LIFE IN A WELL-CONNECTED AND FRIENDLY NEIGHBOURHOOD.

QUARTERLY SERVICE CHARGES £355.22 AS ADVISED BY VENDOR.

175-YEAR LEASE REMAINING.

## OFFERS IN THE REGION OF £325,000

- TWO BEDROOM GROUND FLOOR MAISONETTE
- MODERN FITTED KITCHEN
- GATED ROAD
- COMMUNAL GARDEN
- COUNCIL TAX BAND: C
- ENERGY RATING: (D)

