



Price
£675,000

Freehold

3x  2x  2x 

**Grampian Close, Sutton,
Surrey, SM2**

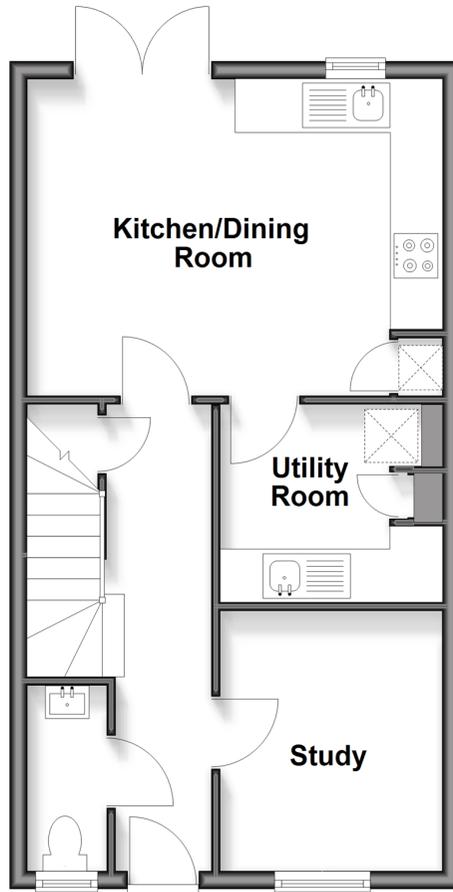
OVER 60?

Secure this property
for up to **59% less!**

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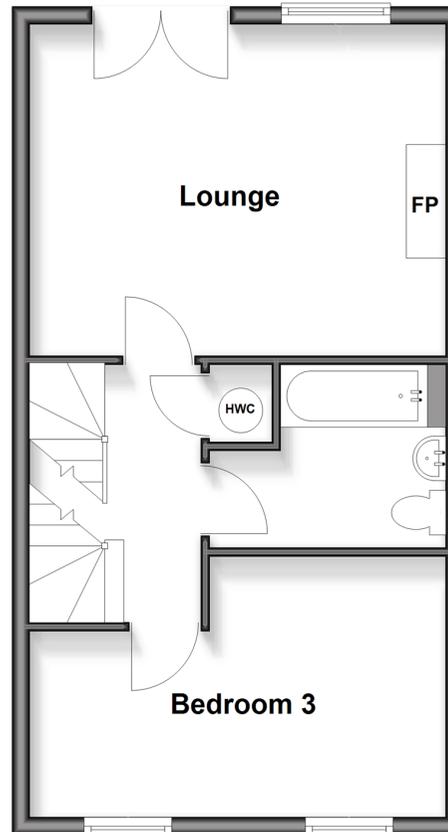
Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



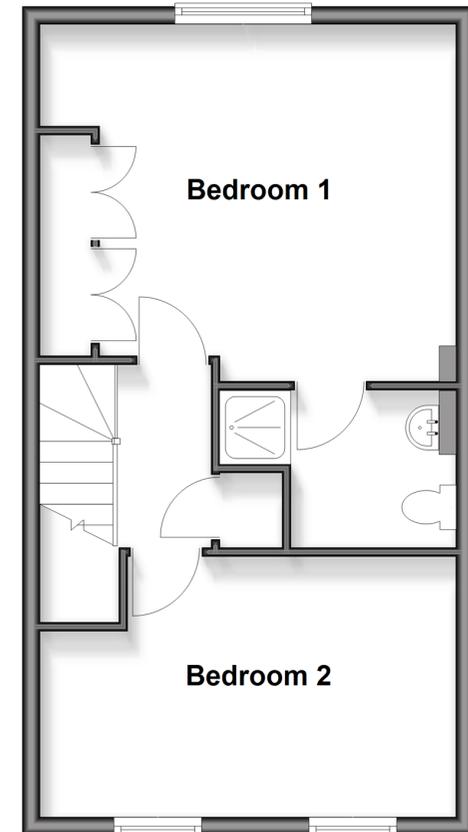
First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Second Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room: 15'10 x 11'10
(4.83m x 3.61m)

Utility Room: 8'4 x 7'3 (2.54m x 2.21m)

Study: 9'6 x 8'4 (2.90m x 2.54m)

Cloakroom

FIRST FLOOR

Landing

Lounge: 15'11 x 12'2 (4.85m x 3.71m)

Bedroom 3: 15'11 x 9'10 (4.85m x
3.00m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 15'11 x 13'2 (4.85m x
4.02m)

En-Suite Shower Room

Bedroom 2: 15'11 maximum x 9'10
maximum (4.85m x 3.00m)

OUTSIDE

Driveway

Rear Garden

Garage E-Bloc



Main features

- Striking townhouse, with flexible accommodation spread over three floors with a WC on each floor
- Utility room, study & low maintenance garden
- Gated development, built in 2000
- Garage & driveway
- Walking distance to Sutton town centre & mainline station
- Within the catchment for highly regarding primary & secondary schools

Nearest Schools

Primary Schools: Devonshire Primary 0.1 miles, Barrow Hedges Primary 0.4 miles, Manor Park Primary 0.6 miles
Secondary Schools: Overton Grange School 0.4 miles, Sutton High School 0.6 miles, The Harris Academy 0.6 miles

Transport Information

Train Stations: Sutton 0.3 miles, Carshalton Beeches 0.7 miles, Belmont 1.0 miles

Address

Grampian Close, Sutton, Surrey, SM2

Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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