

# Butler's

thoughtful estate agency



Grange Road  
Sutton, SM2 6RT  
Guide price £240,000

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# Grange Road, Sutton, SM2 6RT

GUIDE PRICE £240,000 - £250,000 Located in one of the most well-regarded and sought after developments in South Sutton, which is also close to the mainline train station and fantastic local amenities, this one bedroom, ground floor, purpose built apartment has been appointed to an great standard including a new A rated boilers still under warranty, offering a fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those box sets that you have been wanting to for a while now.

When you're in the mood for the latter, the living room provides a tranquil setting, with it's good proportions and natural light from the large windows. When things are a little bit more social, there's space for a small dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is semi-open plan - and what a solid kitchen it is - being so well appointed, with a great amount of workspace. So what about the rest of the apartment? We are happy to report, things are just as good. The bathroom is a peaceful space to relax in after a hard day at work, along with the bedroom also boasting large windows and even integrated wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a private terrace accessed from inside the property and a garage en-bloc, we urge you to do one thing and book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!



## GROUND FLOOR

Hallway

Living/Dining Room  
14'10 x 11'6 (4.52m x 3.51m)

Kitchen  
11'11 x 4'2 (3.63m x 1.27m)

Bedroom  
17'4 x 8'8 maximum (5.28m x 2.64m maximum)

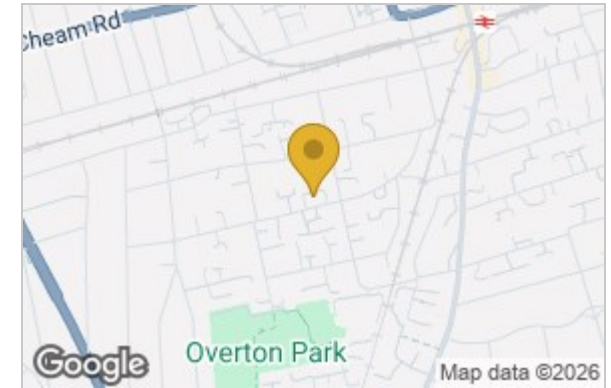
Barthoom  
8'1 x 4'8 (2.46m x 1.42m)

## OUTSIDE

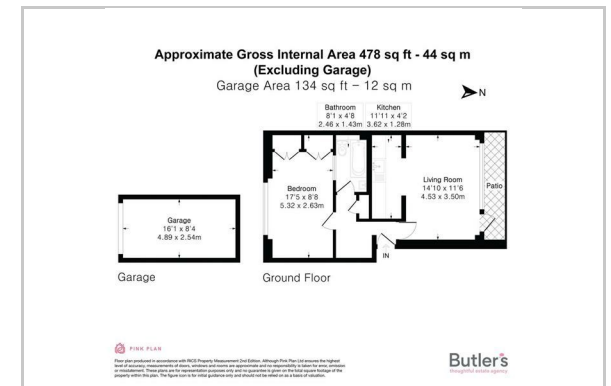
Private Terrace

Garage En-Bloc

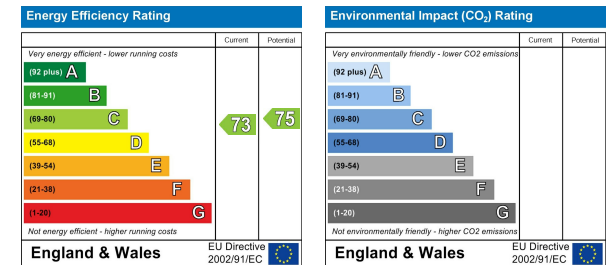
## Area Map



## Floor Plan



## Energy Efficiency Graph



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