



Grove Road  
Sutton, SM1 2AF

Guide price £375,000





# Grove Road, Sutton, SM1 2AF

Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties on the market, with you possibly having to settle for an maisonette that compromises on size, or in the sort of decorative order that isn't quite right - with any of these choices being in a location that just isn't suitable. Greensleeves Manor just ticks so many boxes. Having been recently refreshed throughout, you will love to live in this handsome mock Tudor building.

Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned, kitchen is a great place to cook up a storm in, also having access into a lobby and larder area, with access to the garden.

The internal accommodation also boasts a spacious lounge that can accommodate a dining table for those all important gatherings, which also gives access to the private outside space that is not just a generous size but also ideally low maintenance. Another benefit are both bedrooms being a true double size, which is also perfect if you are working from home.

Location-wise, you really are in the center of it all here, being on the doorstep of Sutton high street, with a vast selection of shopping facilities, restaurants and bars, and Sutton mainline station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has no onward chain, we are struggling to find any!



## GROUND FLOOR

Hallway

Living/Dining Room  
15'4 x 13' maximum (4.67m x 3.96m maximum)

Kitchen  
9'9 x 6'5 (2.97m x 1.96m)

Lobby/Larder Area

Bedroom  
13'8 x 12'3 into bay (4.17m x 3.73m into bay)

Bedroom  
11'11 x 11'9 (3.63m x 3.58m)

Bathroom  
9'1 x 6'5 (2.77m x 1.96m)

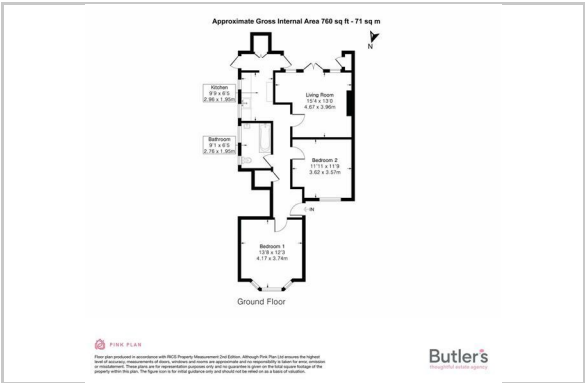
## OUTSIDE

Private Rear Garden

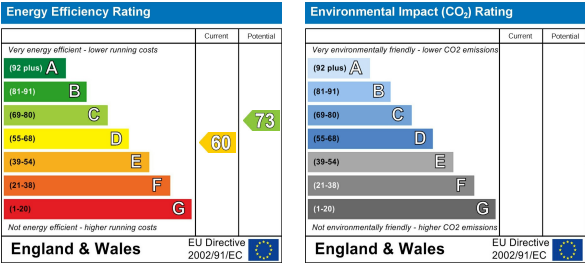
## Area Map



## Floor Plan



## Energy Efficiency Graph



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