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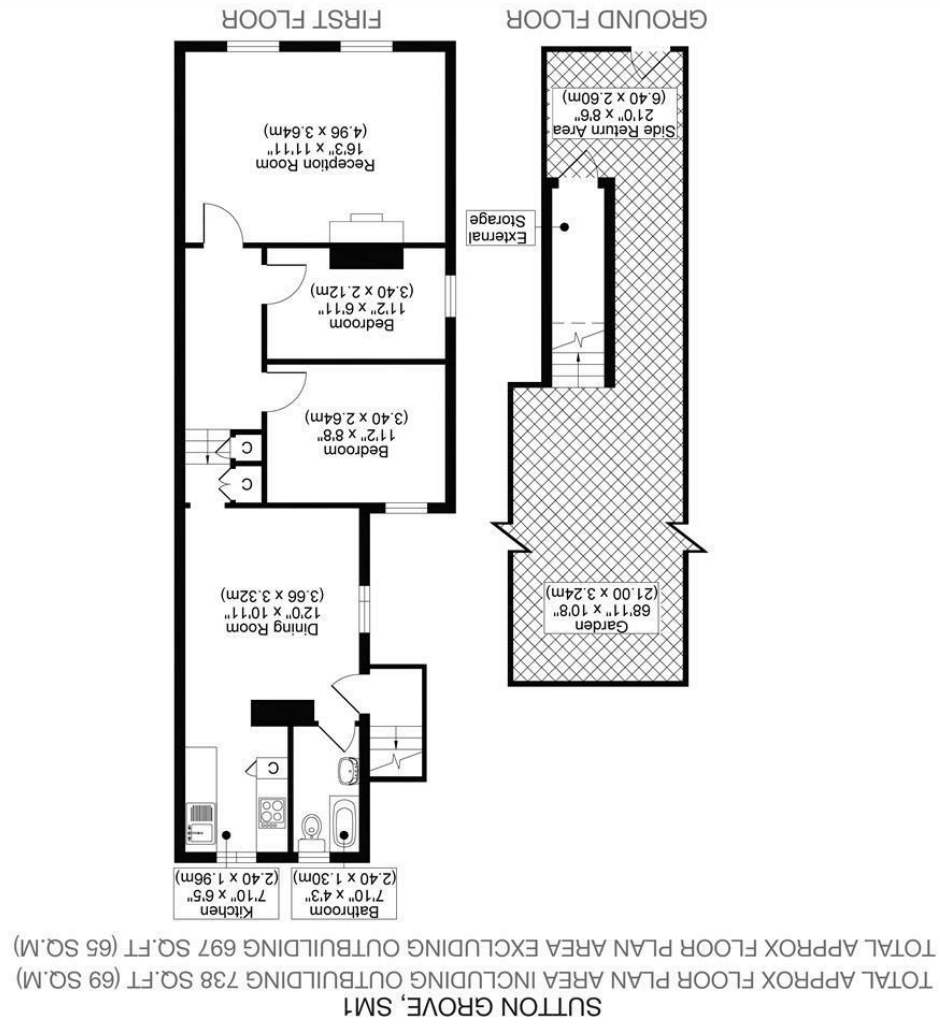
RICS

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.



CHRISTIES



SUTTON GROVE, SUTTON SM1 4LT

GUIDE PRICE £350,000

GUIDE PRICE £350,000 - £375,000

NESTLED IN THE CHARMING AREA OF SUTTON GROVE, THIS DELIGHTFUL TWO-BEDROOM MAISONETTE OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, IDEAL FOR BOTH RELAXATION AND ENTERTAINING GUESTS. THE WELL-PROPORTIONED BEDROOMS PROVIDE A PEACEFUL RETREAT, ENSURING A RESTFUL NIGHT'S SLEEP.

THE PROPERTY BOASTS A MODERN BATHROOM, THOUGHTFULLY DESIGNED TO MEET YOUR EVERYDAY NEEDS. ONE OF THE STANDOUT FEATURES OF THIS MAISONETTE IS ITS PRIVATE GARDEN, A WONDERFUL SPACE FOR OUTDOOR ENJOYMENT, WHETHER IT BE FOR GARDENING, AL FRESCO DINING, OR SIMPLY SOAKING UP THE SUN.

SUTTON IS KNOWN FOR ITS FRIENDLY COMMUNITY ATMOSPHERE AND EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND PARKS, MAKING IT AN IDEAL LOCATION FOR FAMILIES AND PROFESSIONALS ALIKE. WITH GOOD TRANSPORT LINKS NEARBY, YOU WILL FIND YOURSELF WELL-CONNECTED TO THE WIDER AREA, INCLUDING EASY ACCESS TO CENTRAL LONDON.

THIS MAISONETTE PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A COMFORTABLE HOME IN A DESIRABLE LOCATION. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY PROPERTY YOUR OWN.

- PRIVATE GARDEN
- NO SERVICE CHARGE OR GROUND RENT
- SHARE OF FREEHOLD/ LONG LEASE
- EPC RATING D
- COUNCIL TAX BAND C

