



Carshalton Grove
Sutton, SM1 4LY
Guide price £325,000



Carshalton Grove, Sutton, SM1 4LY

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 maisonette's on the market, with you possibly having to settle for an apartment that compromises on size, or in decorative order that isn't quite right - with any of these choices being in a location that just isn't suitable. A perfect project to complete over time, Carshalton Grove ticks so many boxes. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home - especially after all your touches have been added inside. 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, running adjacent to a spacious lounge that can accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a 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 & Carshalton high streets, with a vast selection of shopping facilities, restaurants and bars, and Sutton station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has a private garden AND no onward chain, we are struggling to find any!



GROUND FLOOR

Entrance

FIRST FLOOR

Hallway

Living/Dining Room

15' x 10'11 (4.57m x 3.33m)

Kitchen

10'7 x 6'10 (3.23m x 2.08m)

Bedroom

14'9 x 10'11 (4.50m x 3.33m)

Bedroom

10'10 x 10'3 (3.30m x 3.12m)

Bathroom

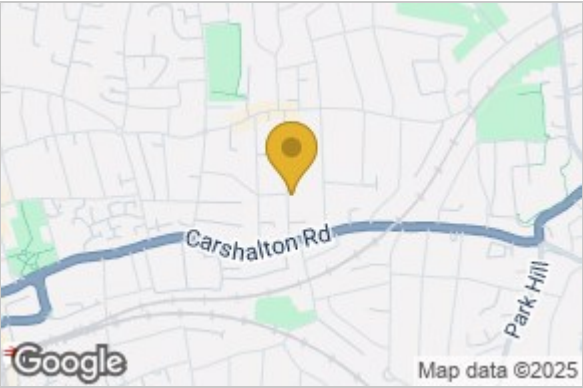
7'1 x 5'7 (2.16m x 1.70m)

OUTSIDE

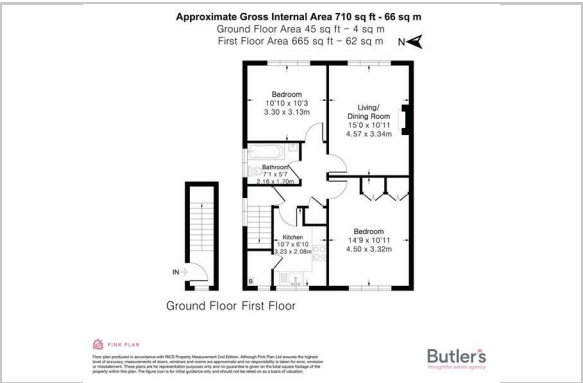
Private Garden



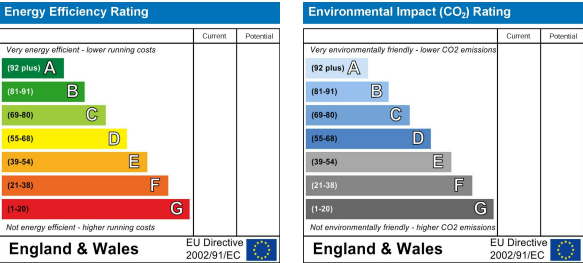
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.