

Butler's

thoughtful estate agency



Mulgrave Road Sutton, SM2 6LT

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 in the right condition on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Johns Court just 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. 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, modern kitchen is a great place to cook up a storm in, with spacious and open Lounge/ Dining area for those all important gatherings. To the rear, there is the fantastic addition of a private rear garden that is ideal for you and your guests to all spill out onto when dinner is done and the drinks start flowing! So what about the bathroom? You'll be spoilt in what is a sanctuary of style and peace, just a gorgeous place to relax in after a hard day of zoom calls! Location wise, you really are in the centre of it all here, being on the doorstep of Sutton, 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 a garage and is offered to the market chain free, were struggling to find any!

Offers in the region of £375,000

Mulgrave Road

Sutton, SM2 6LT



- Gorgeous 2 bedroom maisonette
- Share of Freehold
- Ground floor
- Direct access to private rear garden
- Excellent internal order
- Coveted location close to transport & amenities
- NO ONWARD CHAIN
- Spacious Living/dining areas

GROUND FLOOR

Hallway

Living area

13'3 x 11'10 (4.04m x 3.61m)

Dining Area

9'11 x 7'0 (3.02m x 2.13m)

Kitchen

10'4 x 7'10 (3.15m x 2.39m)

Bedroom

14'11 x 10'4 (4.55m x 3.15m)

Bedroom

10'1 x 8'5 (3.07m x 2.57m)

Bathroom

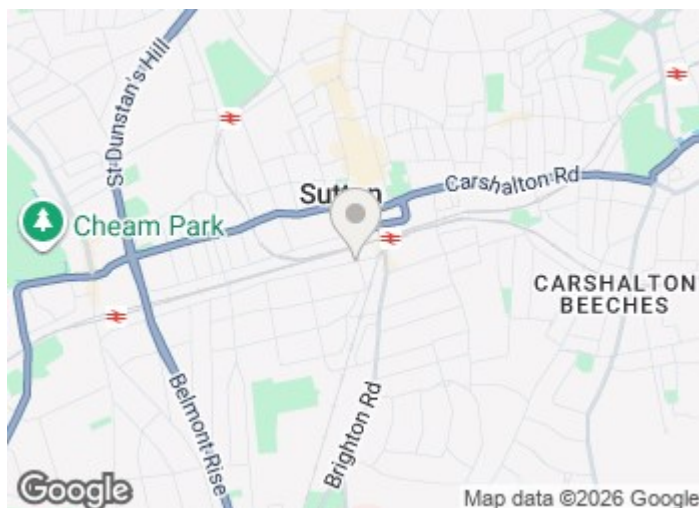
7'1 x 6'7 (2.16m x 2.01m)

OUTSIDE

Font Garden

Rear Garden

Garage



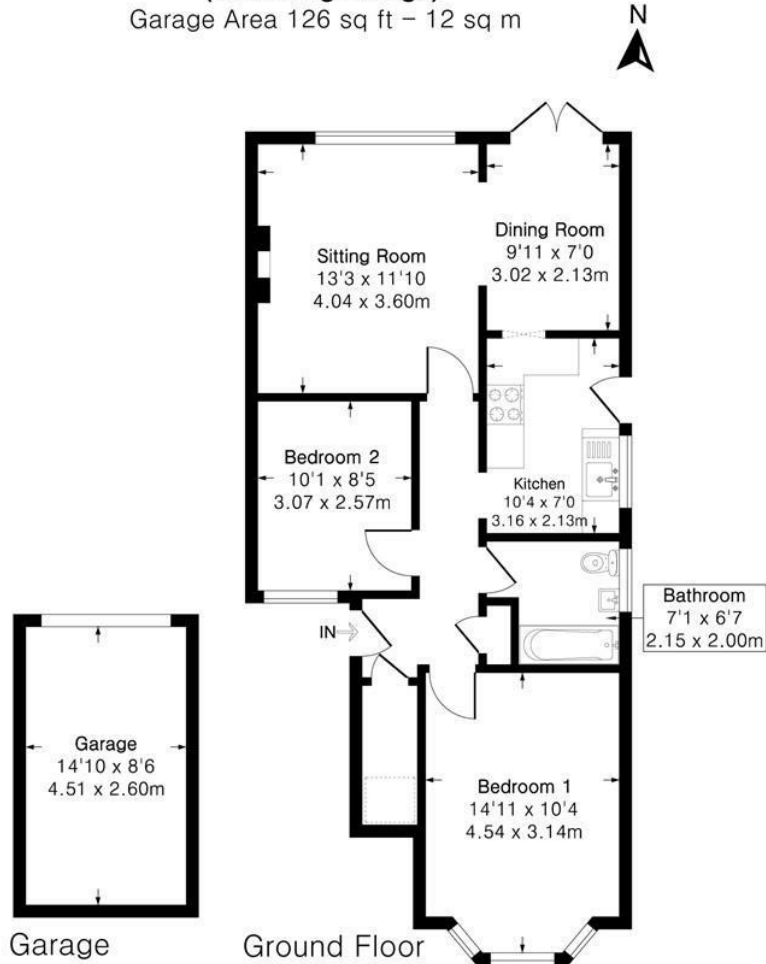
[Directions](#)



Floor Plan

**Approximate Gross Internal Area 689 sq ft - 64 sq m
(Excluding Garage)**

Garage Area 126 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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