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thoughtful estate agency



Grove Avenue  
Sutton, SM1 2DA  
Guide price £300,000



# Grove Avenue, Sutton, SM1 2DA

GUIDE PRICE £300,000 - £325,000 Whether you are looking to buy a home for the first time or you are 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. Grove Avenue just ticks so many boxes. Positioned within a highly coveted, gated private road in the centre of town, 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 fantastic layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The spacious lounge that can easily accommodate a dining table, with the kitchen being a great place to cook up a storm in, also having direct access onto the communal garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! When this happens and you offer your friends to spend the night, don't worry! Both the bedrooms are a good double size, that are also perfect if you are working from home. So, what about location? Well you really are in the center of it all here, being on the doorstep of the 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  
16'11 x 11'11 into bay (5.16m x 3.63m into bay)

Kitchen  
9'9 x 7'11 (2.97m x 2.41m)

Bedroom  
13'9 x 11'11 maximum (4.19m x 3.63m maximum)

Bedroom  
8'6 x 7'11 (2.59m x 2.41m)

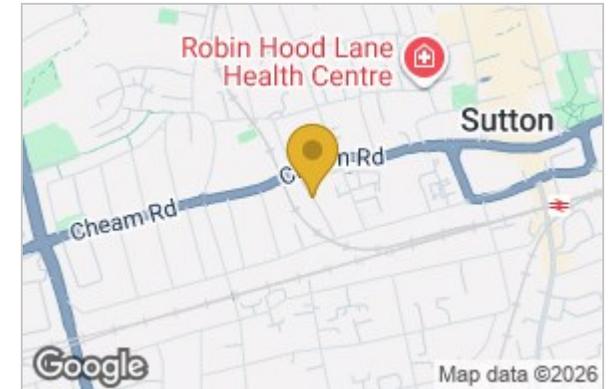
Bathroom  
5'6 x 5'3 (1.68m x 1.60m)

Separate W/C  
5'11 x 2'8 (1.80m x 0.81m)

OUTSIDE

Communal Grounds

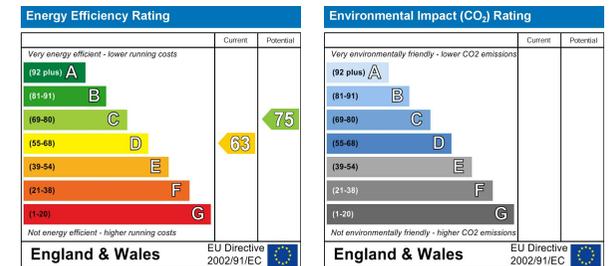
## Area Map



## Floor Plan



## Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)