



Cressingham Grove  
Sutton, SM1 4DT  
Offers in the region of £250,000





# Cressingham Grove, Sutton, SM1 4DT

CASH BUYERS ONLY Nestled in a prominent position in Sutton, this spacious 3 bedroom split-level apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment. What's more, the property is offered in good condition, with you being able to move in and live immediately. Inside, the extremely large, modern kitchen/diner doesn't just have ample amount of workspace for you to really cook up a storm in, but also great to spend time in while you do so with your family. The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends come over and entertain in, with the room also easily being able to accommodate a dining or work area. With this room also being elevated, you also benefit from wonderful views from your large private balcony. These generous sizes are consistent throughout, with three fantastic bedrooms split over 2 levels, all benefitting from either having integrated wardrobes or lots of space for some. The property also boasts two bathrooms serving each of the floors. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton, with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of a residents permit parking, served on a first come basis.



## FIRST FLOOR

Entrance Hallway

## SECOND FLOOR

Landing

Living/Dining Room  
17'11 x 10'9 (5.46m x 3.28m)

Kitchen  
17'7 x 8'1 (5.36m x 2.46m)

Shower Room  
5'8 x 5'3 (1.73m x 1.60m)

## THIRD FLOOR

Landing

Bedroom  
17'9 x 8'1 maximum (5.41m x 2.46m maximum)

Bedroom  
13'1 x 10'9 (3.99m x 3.28m)

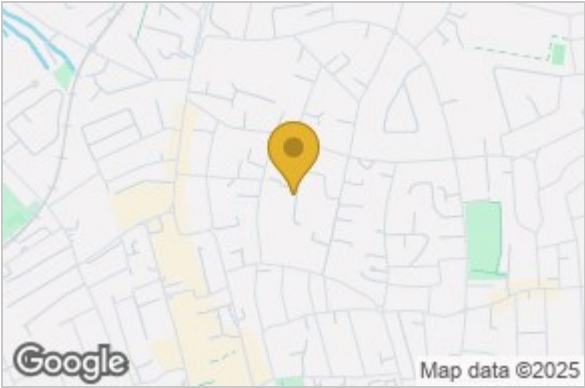
Bedroom  
12'6 x 8'10 maximum (3.81m x 2.69m maximum)

Bathroom  
6' x 5'11 (1.83m x 1.80m)

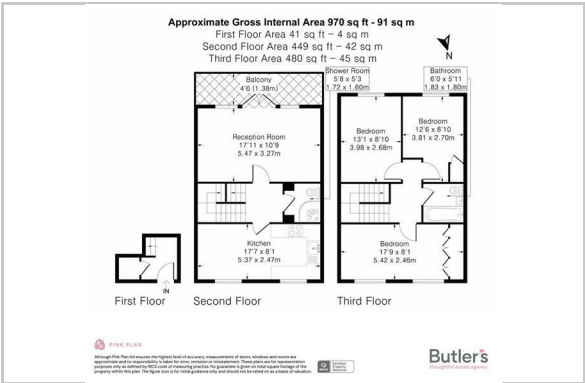
OUTSIDE  
Private Balcony

Residents Parking

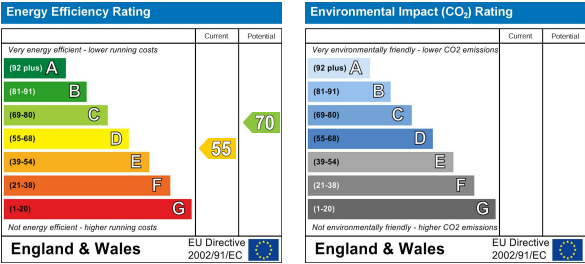
## Area Map



## Floor Plan



## Energy Efficiency Graph



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