



Keswick Close  
Sutton, SM1 4HH  
Guide price £350,000

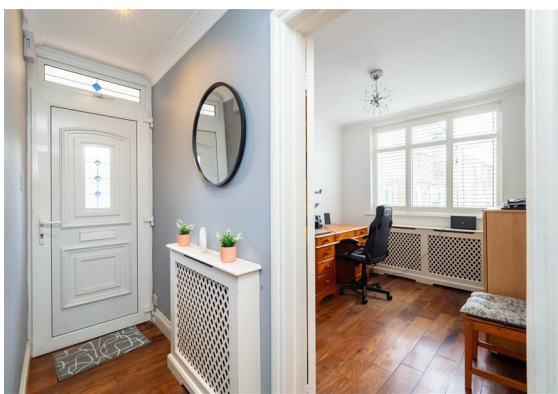
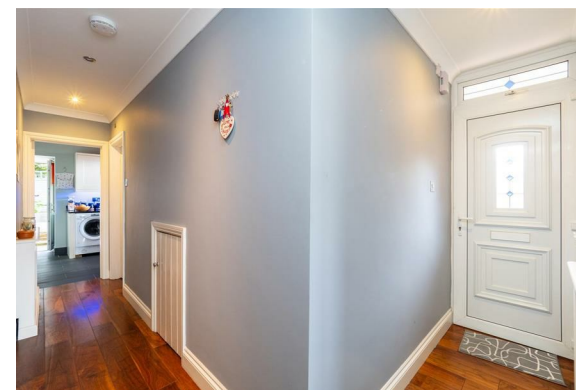


# Keswick Close

Sutton, SM1 4HH

GUIDE PRICE £350,000 - £365,000 NO ONWARD CHAIN! ADDITIONAL BONUS SIDE AREA!

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. Keswick Close just ticks so many boxes. Positioned within a convenient & desirable cul-de-sac 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, contemporary kitchen is a great place to cook up a storm in, with spacious lounge that can even 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 fabulous double size, which is also perfect if you are working from home. Being especially important during these summer months, there is also direct access from the property onto your private garden that is perfectly positioned 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 center 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 parking the front AND side with potential for even more where the store currently stands, were struggling to find any!







## GROUND FLOOR

Hallway

Living Room

14'10 x 11'11 (4.52m x 3.63m)

Kitchen

10'8 x 7'11 (3.25m x 2.41m)

Bedroom

12'2 x 11'1 maximum (3.71m x 3.38m maximum)

Bedroom

9'11 x 8'11 (3.02m x 2.72m)

Bathroom

5'10 x 5'6 (1.78m x 1.68m)

Lobby

OUTSIDE

Rear Garden

Front Parking Area

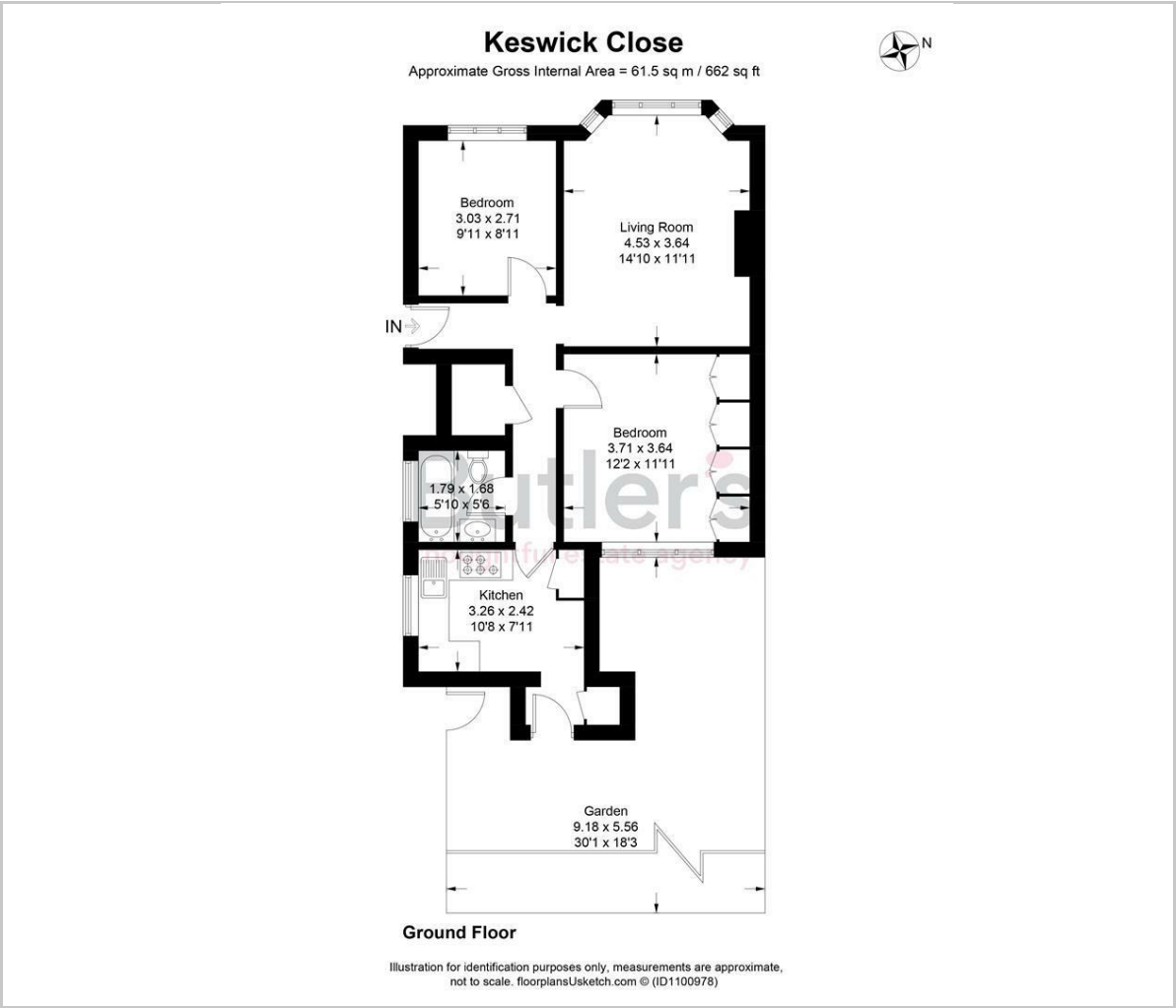
Side Parking Area

Additional Side Area





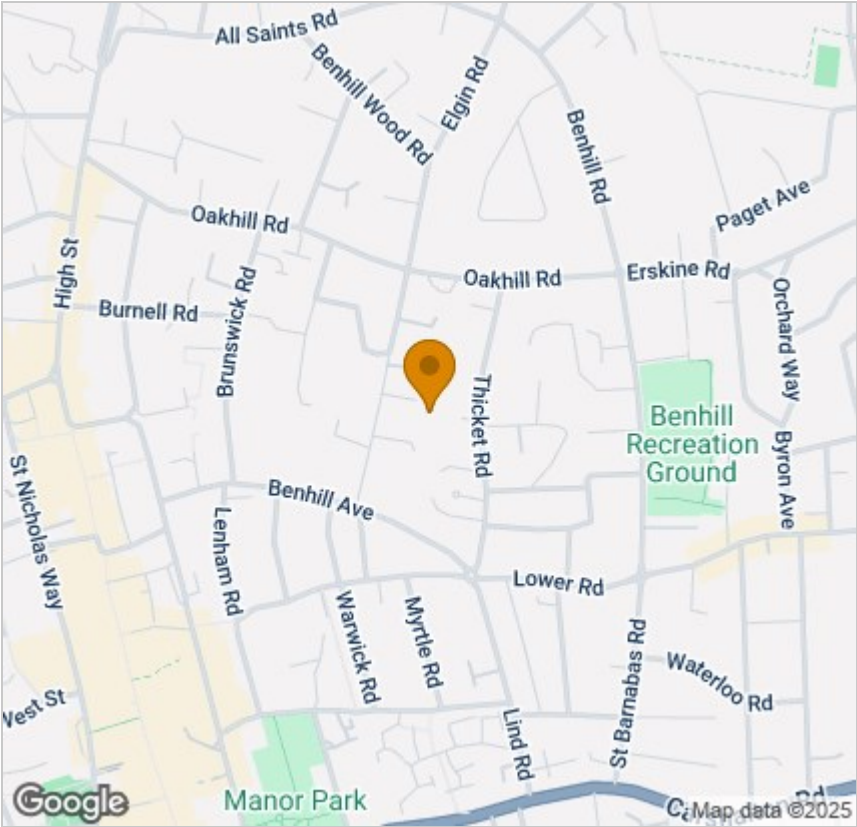
Floor Plan



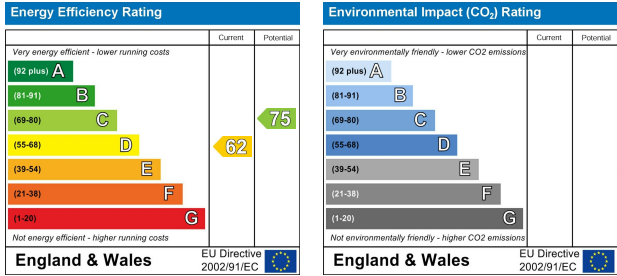
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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