

# Butler's

thoughtful estate agency



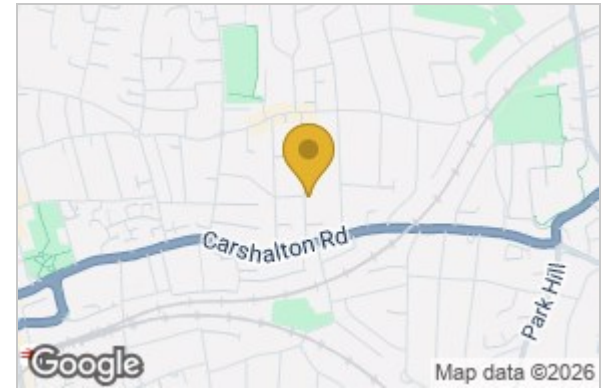
Carshalton Grove  
Sutton, SM1 4LY  
Guide price £300,000



# Carshalton Grove, Sutton, SM1 4LY

GUIDE PRICE £300,000 - £325,000 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!

## Area Map



### 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)

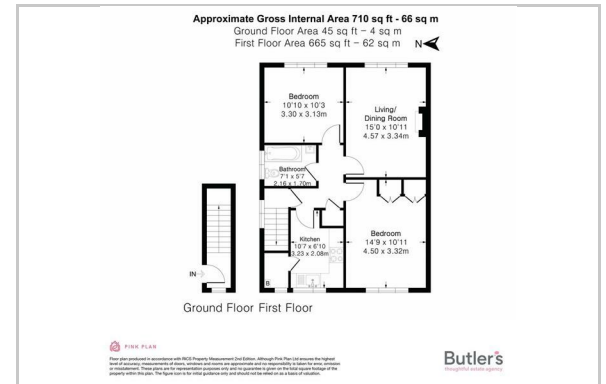
Bedroom  
10'10 x 10'3 (3.30m x 3.12m)

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

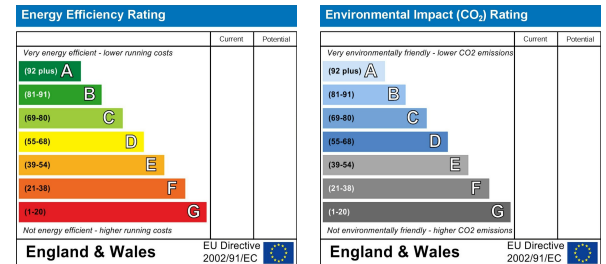
### OUTSIDE

Private Garden

## Floor Plan



## Energy Efficiency Graph



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