



Christchurch Park  
Sutton, SM2 5TN  
Guide price £250,000





# Christchurch Park, Sutton, SM2 5TN

Set within a highly desirable South Sutton road, this one bedroom, first floor, conversion maisonette has been lovingly cared for and updated throughout its ownership, offering a fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the living/dining room provides a tranquil setting, with its large proportions and elevated views. When things are a little bit more social, there's space for a dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, as the spacious & well-appointed kitchen is adjacent, and a great place to cook up a storm in! So, what about the rest of the apartment? The modern bathroom is a great space to relax in after a hard day at work, and the bedroom has generous dimensions, with large windows flooding the room with light and has lots of space for your wardrobes. You'll probably now find that bedtime will now become your favorite part of the whole day! As the property also has a communal parking area, along with the fact that there is no onward chain, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!



## GROUND FLOOR

Private Entrance

## FIRST FLOOR

Hallway

Living/Dining Room  
15'2 x 10'9 (4.62m x 3.28m)

Kitchen  
13'1 x 6'2 (3.99m x 1.88m)

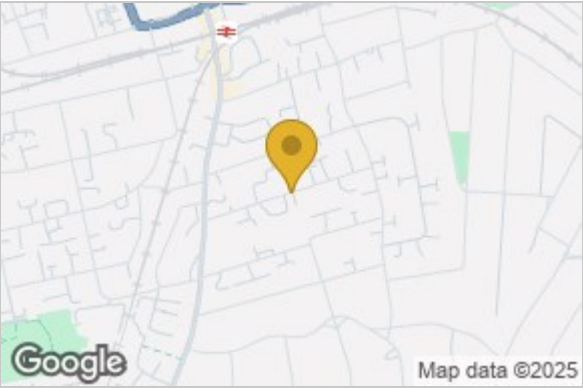
Bathroom  
7'6 x 6'7 (2.29m x 2.01m)

## OUTSIDE

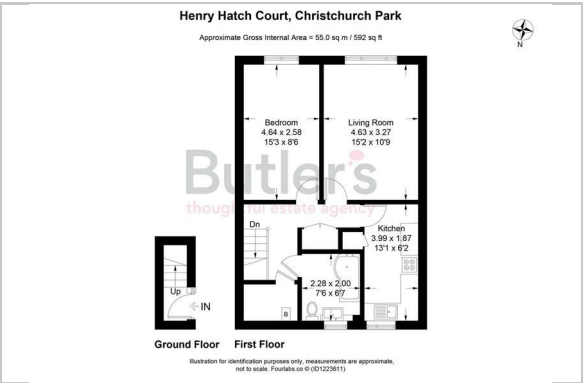
Residents Parking Area



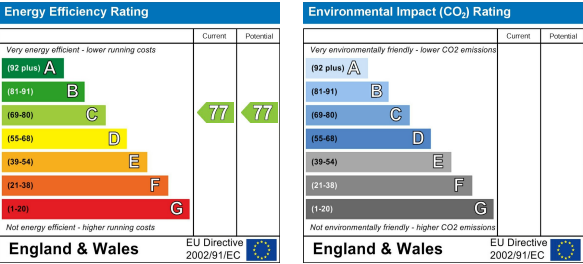
# Area Map



# Floor Plan



# Energy Efficiency Graph



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