



Hurstcourt Road  
Sutton, SM1 3JG  
Guide price £350,000



# Hurstcourt Road, Sutton, SM1 3JG

Few apartments come to market that offer as much as Kederston Court. Positioned in one of the most convenient developments in the area, this fabulous apartment offers such a great layout and size. Inside, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms have pleasing elevated views front and rear, with the private balcony having a lovey vantage across the communal grounds. So, what about the rest of the rooms? Well, you'll certainly not be disappointed with the well-proportioned kitchen, that has ample storage with space to really cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing night of rest in your large master bedroom that is a sanctuary of style and peace - with you also having integrated wardrobe space. The second and third bedrooms are also a fantastic size and are perfect for your kids and also friends when they stay, along with being big enough for you to also set up your home office in, which is invaluable during these times. All the rooms are served by a spacious bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the access into Kederston is via Hurstcourt Road, with well-maintained gardens that wrap around the building, leading to your own personal storage space that really do add even more lustre to this already fantastic property. Lastly, we have to mention the location. You are incredibly close to Sutton High Street, with fabulous shopping & amenities, along with you being a stone's throw from the Sutton Common station.



- FIRST FLOOR

Hallway

Living/Dining Room  
13'5 x 13'2 (4.09m x 4.01m)

Kitchen  
11'5 x 10'10 maximum (3.48m x 3.30m maximum)

Bedroom  
13'6 x 10'2 maximum (4.11m x 3.10m maximum)

Bedroom  
11'11 x 9'8 maximum (3.63m x 2.95m maximum)

Bedroom  
9'9 x 7' (2.97m x 2.13m)

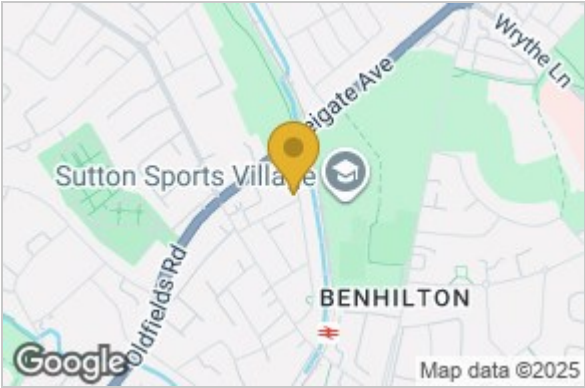
Bathroom  
8'10 x 7'3 maximum (2.69m x 2.21m maximum)
- OUTSIDE

Balcony

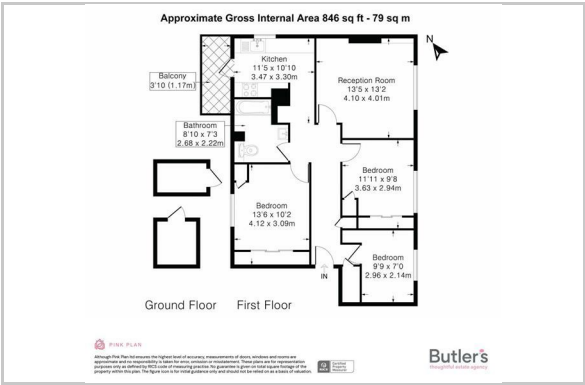
2 Storage Rooms

Residents Parking

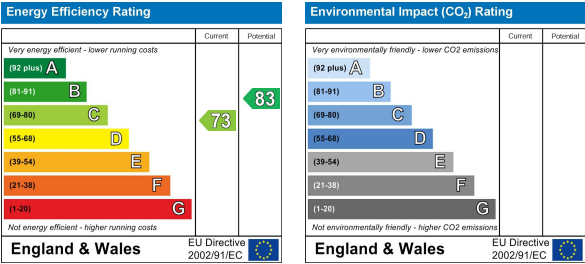
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.