



12 Stanley Road  
Sutton, SM2 6SB  
Guide price £325,000





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GUIDE PRICE £325,000 - £350,000 Located in a coveted, central road in leafy South Sutton, which is both close to the mainline train station and fantastic local amenities, this two bedroom, ground floor, purpose built maisonette is in need of updating but has bags of potential, 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 room provides a tranquil setting, with it's fabulous proportions and views onto the front garden. When things are a little bit more social, there's plenty of space for a dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is adjacent, which has plenty of workspace. So what about the rest of the apartment? We are happy to report, things get even better. The bathroom would be an excellent space to relax in after a hard day at work, along with the bedrooms also being a great size, with large windows and space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a private garden accessed from outside the property, a garage and no onward chain, we urge you to do one thing and book a viewing as there really is no compromise here.

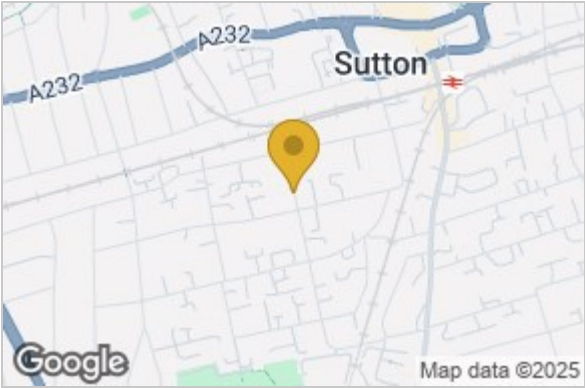


GROUND FLOOR

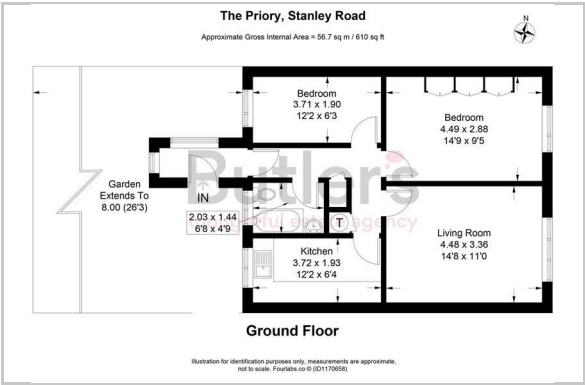
- Porch
- Hallway
- Living Room  
14'8 x 11' (4.47m x 3.35m)
- Kitchen  
12'2 x 6'4 (3.71m x 1.93m)
- Bedroom  
14'9 x 9'5 (4.50m x 2.87m)
- Bedroom  
12'2 x 6'3 (3.71m x 1.91m)
- Bathroom  
6'8 x 4'9 (2.03m x 1.45m)

- OUTSIDE
- Front Garden
- Rear Garden
- Garage En-Bloc

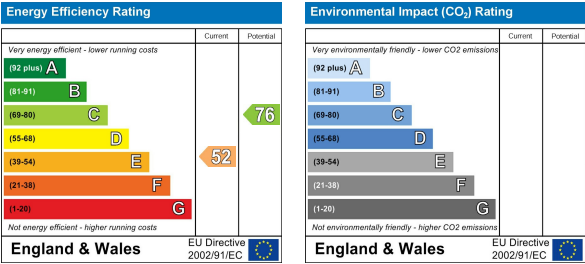
Area Map



Floor Plan



Energy Efficiency Graph



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