

Butler's

thoughtful estate agency



Grennell Road
Sutton, SM1 3DL
Guide price £375,000



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GUIDE PRICE £375,000 - £400,000 Few maisonettes come to market that offer as much as Westmorland Court. Positioned within a very convenient & desirable road, 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 large, modern kitchen is a great place to cook up a storm in, with spacious lounge that can even have a separate area to dine in 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. Access out onto your private garden is via the kitchen, which is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! if you have a family, the larger, front garden is ideal for playing with the kids. There is even a high quality, composite, external office/outbuilding that boasts air conditioning. So what about the bathroom? That will be your sanctuary of style and peace, a great place to relax in after a hard day of Teams calls! Location wise, you really are in the center of it all here, with a great selection of shopping facilities, restaurants and schooling, with Sutton mainline & Commons stations being just a short walk away, whizzing you up to town in no time at all.



GROUND FLOOR

Hallway

Living/Dining Room
14'8 x 12' (4.47m x 3.66m)

Kitchen
12'4 x 7'7 (3.76m x 2.31m)

Bedroom
12' x 11'9 (3.66m x 3.58m)

Bedroom
9'6 x 8'8 (2.90m x 2.64m)

Bathroom
8'2 x 5'9 (2.49m x 1.75m)

OUTSIDE

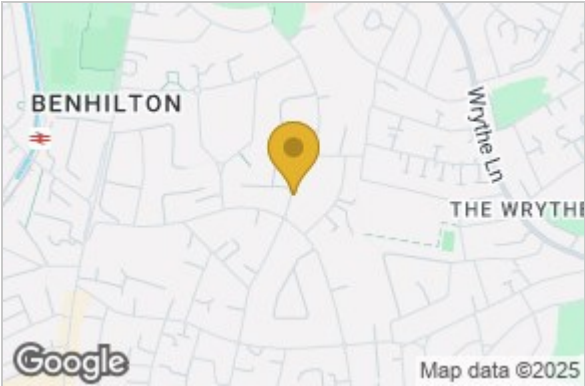
Front Garden

Garage
15'5 x 8'6 (4.70m x 2.59m)

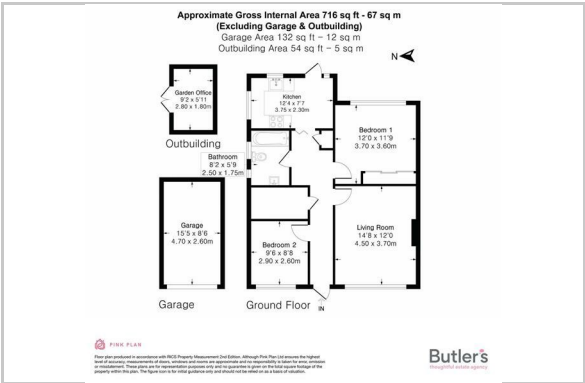
Rear Garden

External Office/Outbuilding
9'2 x 5'11 (2.79m x 1.80m)

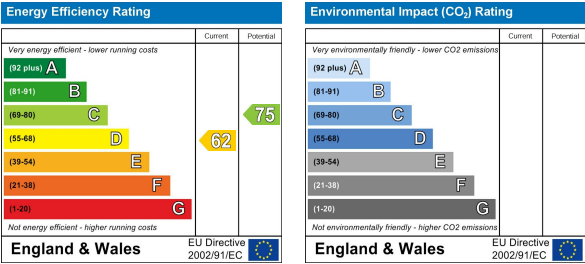
Area Map



Floor Plan



Energy Efficiency Graph



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