



Keswick Close  
Sutton, SM1 4HH  
Guide price £350,000





# Keswick Close, Sutton, SM1 4HH

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 properties on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Keswick Close just ticks so many boxes. Positioned within a quiet & desirable cul-de-sac 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 well-proportioned, modern kitchen is a great place to cook up a storm in, also having views and access onto your own private garden, which is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing. 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. The internal accommodation also boasts a light & spacious living/dining room which being on the first floor, also has a lovely elevated view down the street. Location wise, you really are in the center of it all here, being on the doorstep of Sutton High Street, where there is a vast selection of shopping facilities, restaurants and bars, with Sutton mainline & Commons station whizzing you up to town in no time at all, which are only a short walk away.



## FIRST FLOOR

Hallway

Living/Dining Room

15'8 x 12'2 maximum (4.78m x 3.71m maximum)

Kitchen

11' x 8'2 (3.35m x 2.49m)

Bedroom

13' x 12'1 (3.96m x 3.68m)

Bedroom

10'1 x 9' (3.07m x 2.74m)

Bathroom

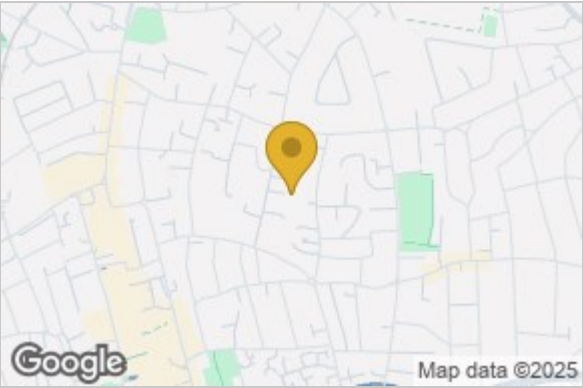
6'8 x 5'11 (2.03m x 1.80m)

## OUTSIDE

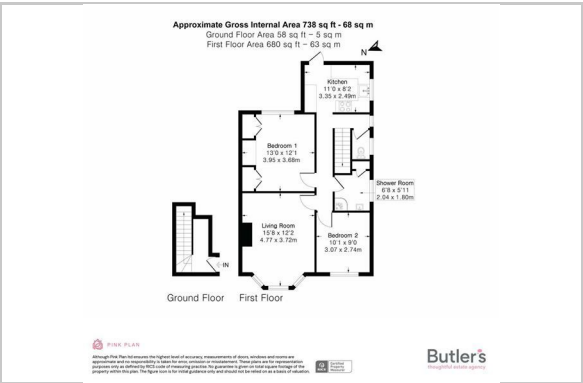
Private Rear Garden



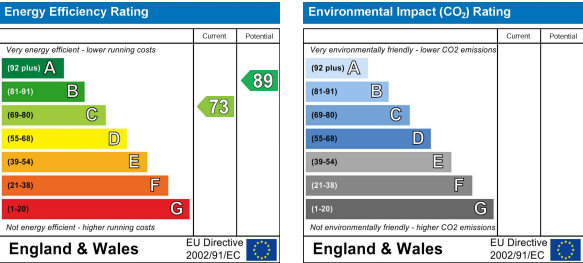
# Area Map



# Floor Plan



# Energy Efficiency Graph



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