

# Butler's

thoughtful estate agency



Grennell Road  
Sutton, SM1 3DS

Offers in the region of £365,000



# Grennell Road

Sutton, SM1 3DS

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 in the right condition on the market, with you 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.

Grennell Road is a stunning maisonette that just ticks so many boxes. Positioned within a convenient & desirable location 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 the private entrance of 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 modern kitchen is a great place to cook up a storm in, with stunning, dual aspect lounge that can easily accommodate a dining table for those all important gatherings.

When this happens and you want your friends to stay the night, don't worry! The bedrooms are a fabulous double size, which is also perfect if you are working from home or if you have a child. So what about the bathroom? You'll be spoilt in what is a sanctuary of style and peace, just a gorgeous place to relax in after a hard day of zoom calls! Outside is where you really are spoilt.

The large private garden is split into two sections, a lower area being lawned and great for the kids to play in, whilst a raised decked area is a perfect space for the adults to chat and have a barbeque during the warmer months. Location wise, you really are in the center of it all here, being on the doorstep of Sutton, where there is a vast selection of shopping facilities, restaurants and bars, and either Sutton or Sutton Common station whizzing you up to town in no time at all.

So, any downsides? Well if you consider the property also has no onward chain and a front driveway providing parking, were struggling to find any!





## GROUND FLOOR

Entrance Hallway

## FIRST FLOOR

Hallway

Living/Dining Room  
16'5 x 10'11 (5.00m x 3.33m)

Kitchen  
11'1 x 6'1 (3.38m x 1.85m)

Bathroom  
11'1 x 4'8 (3.38m x 1.42m)

Bedroom  
14'7 x 10' maximum (4.45m x 3.05m maximum)

Bedroom  
11'1 x 10' (3.38m x 3.05m)

## OUTSIDE

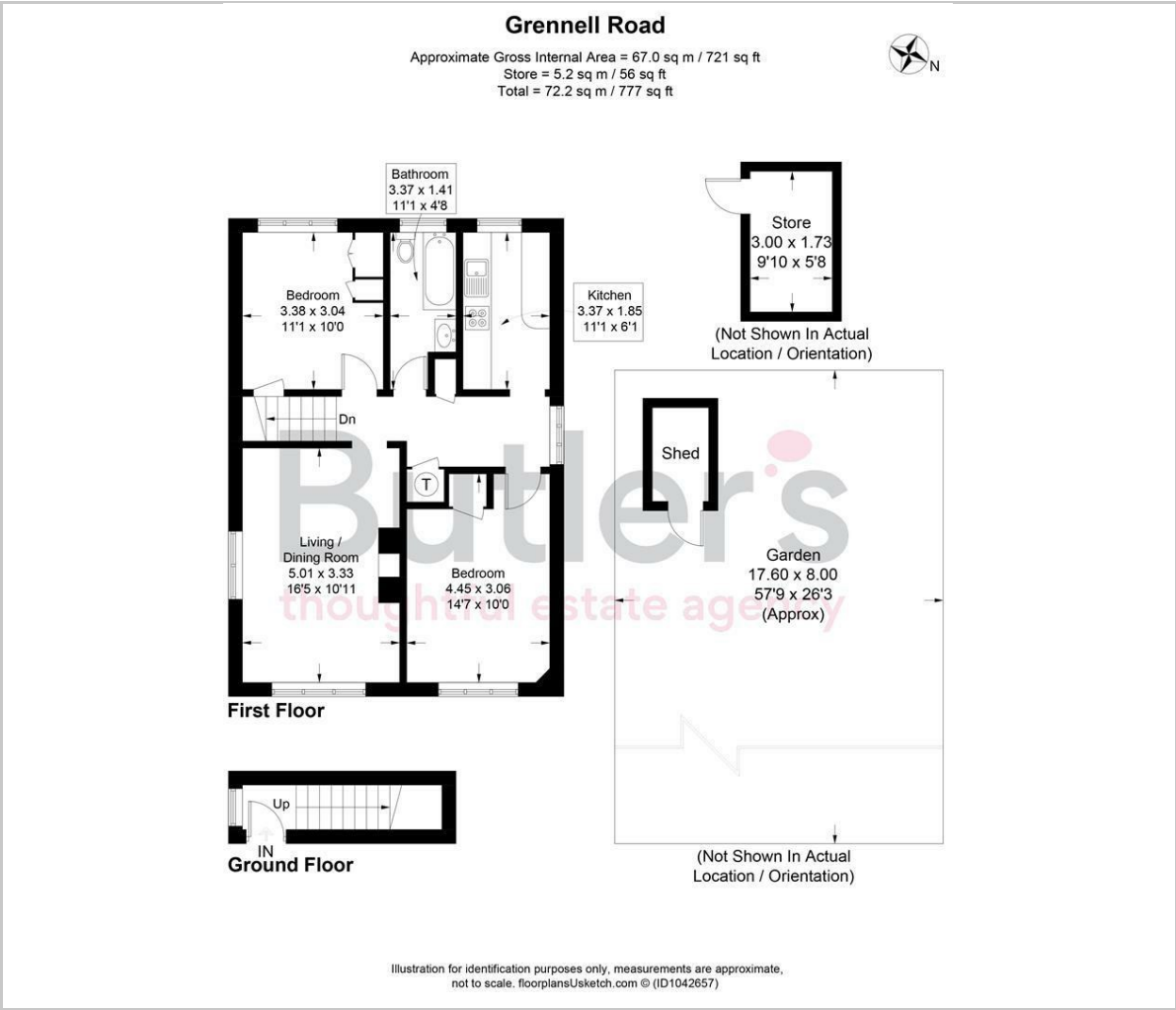
External Store Room  
9'10 x 5'8 (3.00m x 1.73m)

Allocated Parking

Private Rear Garden



Floor Plan



Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

