



Mulgrave Road
Sutton, SM2 6EY
Guide price £400,000



Mulgrave Road, Sutton, SM2 6EY

Whether you are looking to buy a home for the first time or you are 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 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. Lancaster Court just ticks so many boxes. Positioned within a small, desirable development in South Sutton that is convenient, friendly yet still quiet, 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 fantastic layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned kitchen is a great place to cook up a storm in, with spacious lounge that also boasts a separate dining area and direct access onto the communal patio and garden that 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 offer your friends to spend the night, don't worry! Both the bedrooms are a true double size, that are also perfect if you are working from home. So, what about location? Well you really are in the center of it all here, being on the doorstep of Sutton & Cheam high street, with a vast selection of shopping facilities, restaurants, open spaces and healthcare, with Sutton & Cheam stations whizzing you up to town in no time at all. Any downsides? If you consider the property also has no onward chain and residents parking, we are struggling to find any.



GROUND FLOOR

Hallway

Living Room
15'2 x 11'7 (4.62m x 3.53m)

Dining Room
9'7 x 6'4 (2.92m x 1.93m)

Kitchen
10'9 x 7'3 (3.28m x 2.21m)

Bedroom
13' x 10'6 maximum (3.96m x 3.20m maximum)

Bedroom
11'9 x 8'10 (3.58m x 2.69m)

Bathroom
7'10 x 7' (2.39m x 2.13m)

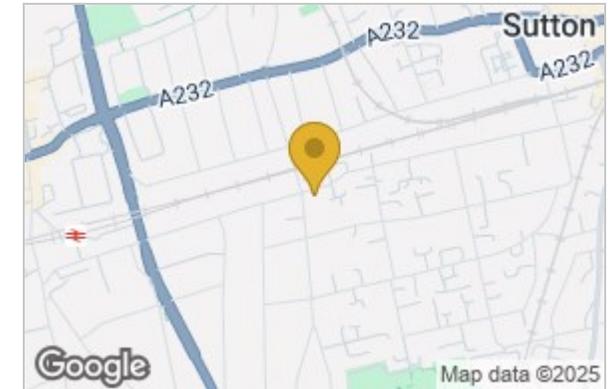
OUTSIDE

Patio

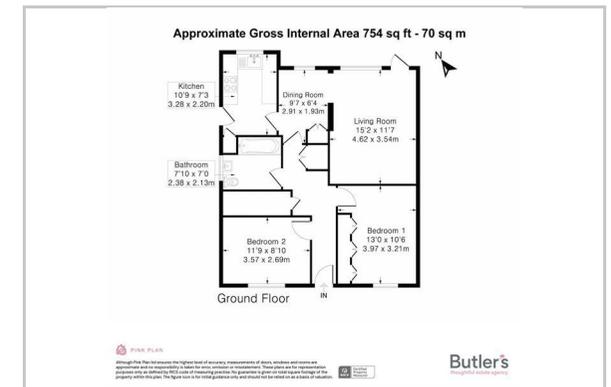
Residents Parking

Communal Gardens

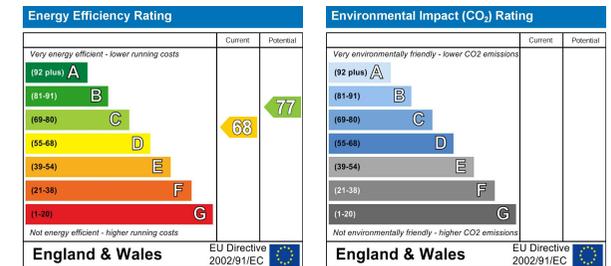
Area Map



Floor Plan



Energy Efficiency Graph



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