

Butler's

thoughtful estate agency



Brighton Road
Sutton, SM2 5BL
Guide price £260,000



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GUIDE PRICE £260,000 - £280,000 Whether you are looking to buy a home for the first time or look for a rock-solid buy to let, we're sure you are finding that there is very little choice of great properties on the market within this price range, with you possibly having to settle for an apartment that compromises on size or potential - with any of these choices possibly being in a location that just isn't quite right. Grosvenor Court just ticks so many boxes. Positioned within a lovely development 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 spacious home. Inside, the property needs some updating, however has a fantastic layout that covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned kitchen will be a great place to cook up a storm in, with spacious lounge that can more than accommodate a dining table, with light flooding in via your large bay window. When this happens and you offer your friends to spend the night, don't worry! Both the bedrooms are a fabulous double size, that are also perfect if you are working from home. So what about the bathroom? You'll be spoilt in what can be your sanctuary of style and peace, a place to relax in at the end of the day. So, what about location? Well you really are in the center of it all here, being on the doorstep of the high street, with a vast selection of shopping facilities, restaurants and bars - with Sutton mainline station opposite, having links whizzing you into the City in under half an hour. Any downsides? Well if you consider the property also has no onward chain, we are struggling to find any!



SECOND FLOOR

Hallway

Living/Dining Room

14'2 x 13'9 (4.32m x 4.19m)

Kitchen

10'3 x 7'10 (3.12m x 2.39m)

Bedroom

14'8 x 10'8 (4.47m x 3.25m)

Bedroom

11'11 x 9'5 (3.63m x 2.87m)

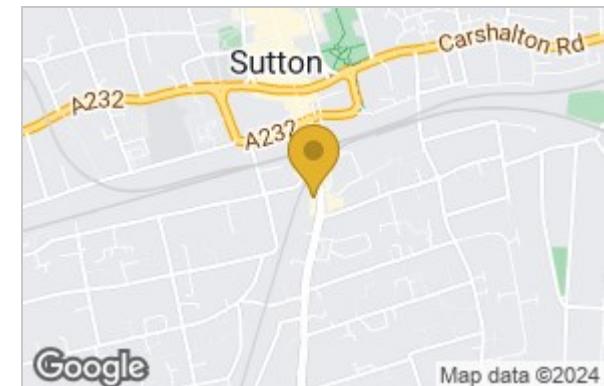
Bathroom

10'4 x 5'2 (3.15m x 1.57m)

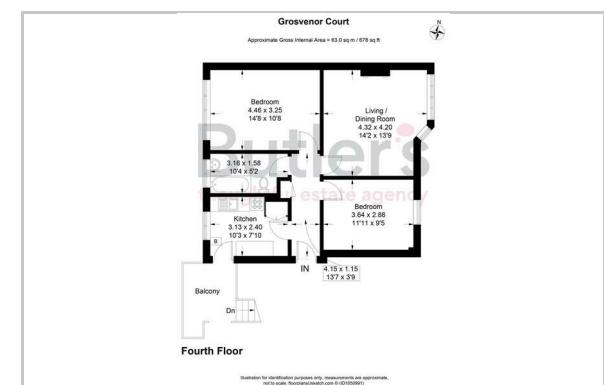
OUTSIDE

Communal Garden

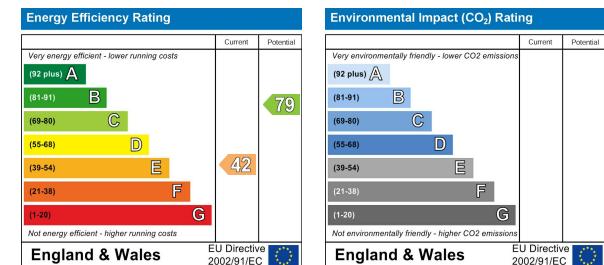
Area Map



Floor Plan



Energy Efficiency Graph



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