

Grove Avenue Sutton, SM1 2DA

WILLIAMS HARLOW IN CHEAM ARE EXCITED TO BRING THIS EXCLUSIVE TWO BEDROOM FIRST FLOOR MAISONNETTE TO THE MARKET. Recently refurbished to a high standard throughout and located on a tree-lined, private & gated residential road within walking distance to Sutton Town Centre. Comprising two double bedrooms, a spacious lounge, fully fitted kitchen and family bathroom with separate WC plus direct access to the rear communal gardens. Available late June on an unfurnished basis.

£1,850 PCM Unfurnished



ENTRANCE

Private & gated road with large mature trees lining both sides. On-the-road car parking available

FRONT DOOR

Located on the side of the building

INTERNAL HALLWAY

Utility area with washing machine and tumble dryer.
Under-stair storage

STAIRCASE

Leading up to the first floor:

BEDROOM ONE

Large double bedroom with bay window over looking the front of the property

BEDROOM TWO

Double bedroom with windows to the front

LOUNGE

Large room overlooking the rear landscaped communal gardens

KITCHEN

Fully equipped with all new appliances and fixtures & fittings

BATHROOM

New bathroom suite with shower over bath, hand basin and towel rail

WC

WC and hand-basin

OUTSIDE

Communal garden to the rear
Car parking available to the front & side (by arrangement)

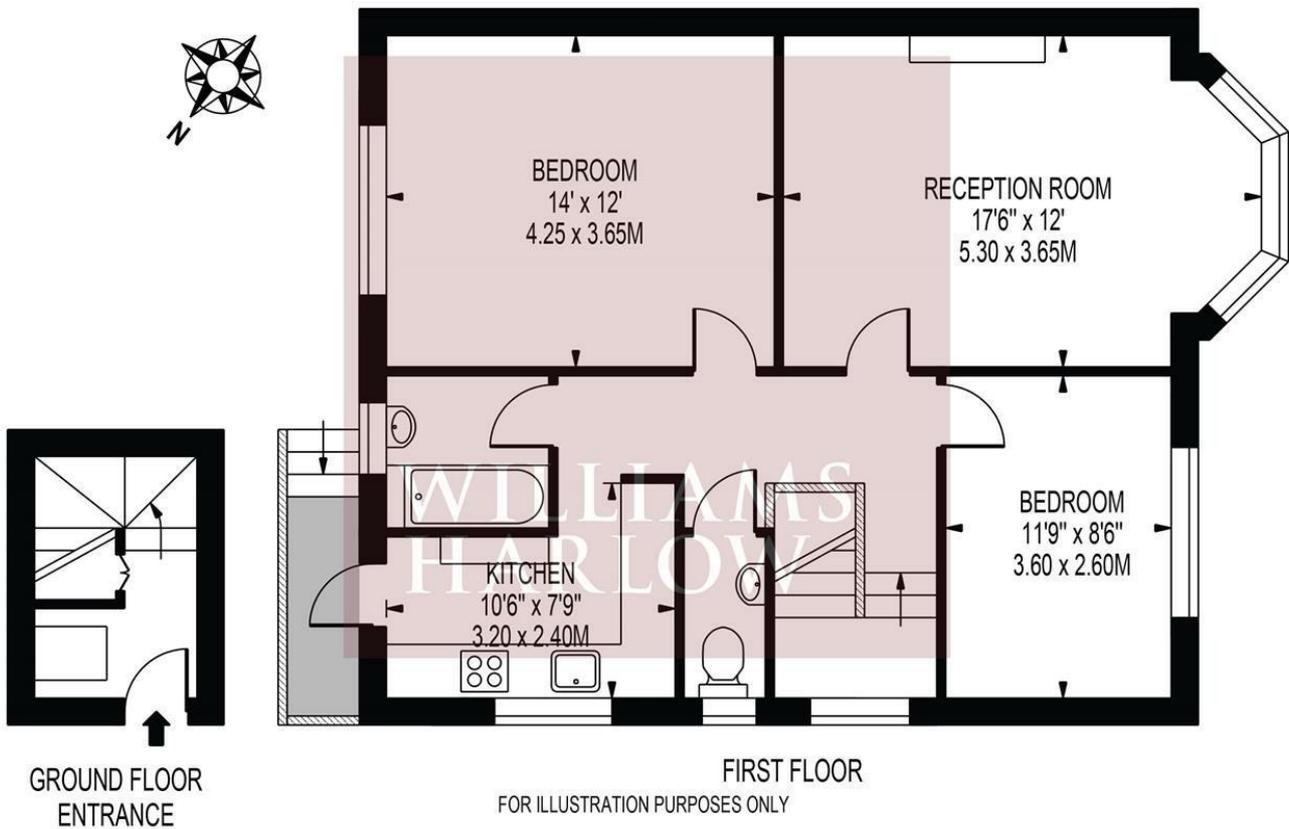
COUNCIL TAX

Council Tax Band C (£2,017.53) 2025 / 26

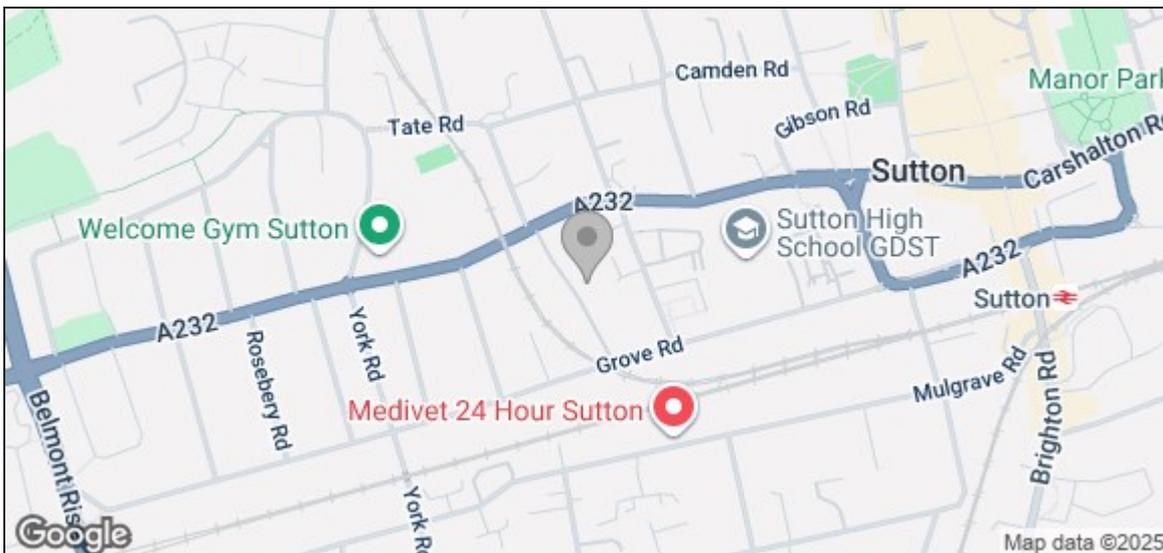


GROVE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 768 SQ FT - 71.35 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 70 | 78 |
| EU Directive 2002/91/EC | | | |