



Grove Avenue, Sutton, SM1

£400,000

The Property Experts UK

| 07521 023292





- Open House - Saturday 16th May | 11:00 am - 1:00pm | By Appointment Only
- Immaculate three-bedroom ground floor flat with private parking
- Private gated development in conservation area
- Newly refurbished with new kitchen, bathroom and boiler
- Two toilets with a potential ensuite
- Direct access to patio and communal gardens

This beautifully presented three-bedroom ground floor flat is offered in immaculate condition, set within a quiet private gated road in a sought-after Sutton conservation area. Recently refurbished throughout, the property features a modern fitted kitchen, contemporary bathroom with heated towel rail, and a newly installed boiler, with potential to improve the EPC rating from D to C. An additional WC provides scope to convert into a shower room, subject to the necessary consents.

The accommodation includes a bright reception room with large windows, two double bedrooms, one single bedroom, and a well-appointed main bathroom. The kitchen opens directly onto a charming patio and well-maintained communal gardens, offering a peaceful outdoor space.

Residents also have the option to rent a garage for £50 per calendar month subject to availability.

Ideally located, the flat is within easy reach of Sutton's wide range of shops, cafés, restaurants, and green spaces. The area is particularly popular with families, benefiting from a selection of outstanding primary schools, nurseries, and well-regarded independent schools. Sutton Grammar School is within walking distance, while Wilson's School and Nonsuch High School for Girls are also easily accessible. Excellent transport links are available via Sutton station.





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 840 sq ft





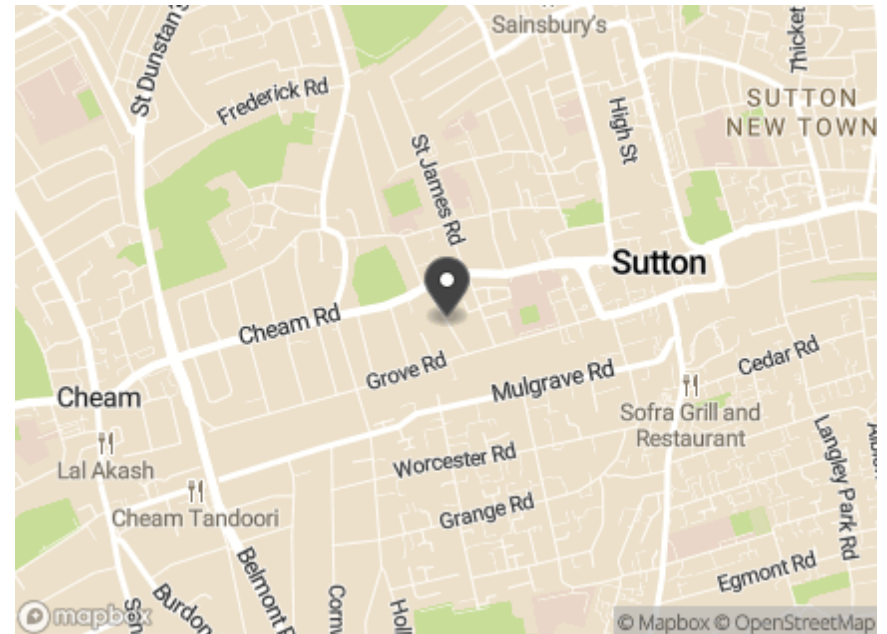
Ground Floor
Floor area 77.2 sq.m. (831 sq.ft.)

Total floor area: 77.2 sq.m. (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	64	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	77
EU Directive 2002/91/EC		



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