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**Cressingham Grove, Sutton SM1 4EW**

  
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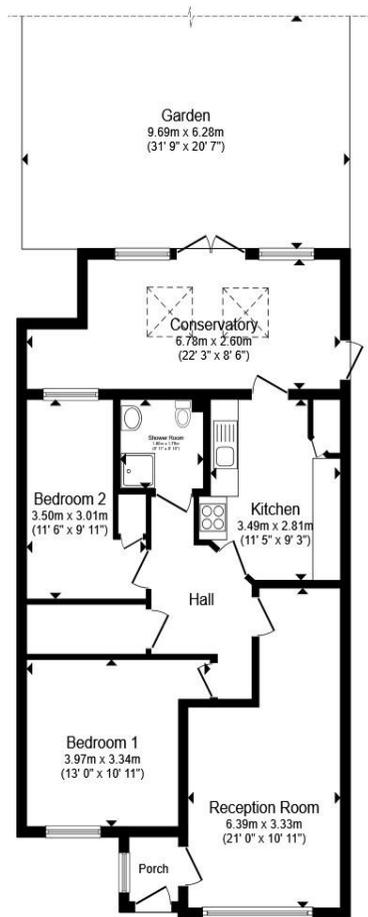
**welcome to**

## **Cressingham Grove, Sutton**

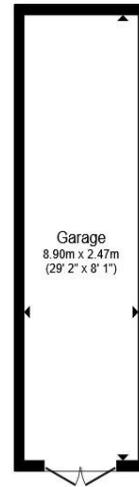
Situated on the quiet and sought after location, this spacious two bedroom ground floor maisonette offers a practical, and inviting layout-perfect for anyone looking for comfortable living with generous outdoor space. The property welcomes you with a bright and airy reception room at the front of the home, providing plenty of space for both relaxing and dining. Leading through the hallway, you'll find two well sized bedrooms and a family bathroom. At the rear, the property opens into a well planned kitchen and a conservatory. The real highlight is the beautiful private rear garden, offering exceptional space for outdoor entertaining, gardening, or simply unwinding in peaceful surroundings. The maisonette also benefits from a detached garage, providing excellent storage or secure parking, plus additional driveway space in front.



Cressingham Grove is a quiet, residential road in the heart of Sutton, known for its friendly community feel and attractive tree lined streets. The location offers a wonderful balance of tranquility and convenience, with Sutton town centre just a short distance away-home to a wide range of shops, cafés, restaurants, and leisure facilities. Families and commuters love the area for its excellent transport links, including nearby rail stations with routes into London Victoria, London Bridge, and Clapham Junction. Several popular bus routes run close by, making travelling around the borough easy. The neighbourhood is also well served by highly regarded schools, leafy parks, and open green spaces, making it an appealing place to settle for a wide variety of buyers.



**Floor Plan**



**Garage**



Total floor area 104.2 m<sup>2</sup> (1,121 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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## Cressingham Grove, Sutton

- Spacious two bedroom ground floor maisonette
- Bright and welcoming front reception room
- Well proportioned kitchen with direct flow to rear rooms
- Two comfortable bedrooms, ideal for couples, small families, or downsizers
- Detached
- Private entrance - no shared hallways
- Close to Sutton town centre shops, cafés, restaurants, and amenities
- Excellent transport links with nearby bus routes and Sutton rail station

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111113](https://barnardmarcus.co.uk/Property/SUT111113)



Property Ref:  
SUT111113 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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