

Greensleeves Manor Grove Road

Sutton, SM1 2AF

Guide price £250,000

2 1 1

Greensleeves Manor Grove Road
Sutton, SM1 2AF

CASH BUYERS ONLY 57 YEAR LEASE REMAINING - Watson Homes are delighted to offer this fantastic investment opportunity. The property is a ground floor maisonette in need of complete modernisation throughout, benefitting from its own private garden and no onward chain.

Perfectly positioned within walking distance of Sutton station, offering direct links into Central London in under 30 minutes, as well as a range of bus routes and the vibrant High Street with its shops, cafés, and restaurants.

The area is particularly well regarded for its outstanding schools, including Sutton Grammar School, Sutton High School, Nonsuch High School for Girls, and Homefield Preparatory School. Nearby Manor Park provides excellent green space for leisure and recreation.

Accommodation

Part glazed wooden front door to…

Entrance hall
Wall mounted heater, storage cupboard.

Lounge/diner
UPVC double glazed leaded light windows and doors to rear aspects, gas fireplace with tiled surround, wood block flooring, coved ceiling.

Kitchen
Fitted wall units with cupboards below, sink with chrome taps, UPVC double glazed leaded light windows to side



















aspect.

Bedroom one
UPVC double glazed leaded light bay window to front aspect, wall mounted heater, wood block flooring, coved ceiling.

Bedroom two
UPVC double glazed leaded light window to front aspect, warm mounted heater, coved ceiling, wood block flooring.

Bathroom
Comprising panel enclosed bath with chrome mixer tap and wash hand basin at side, heated towel, obscure UPVC double glazed leaded light window to side aspect.

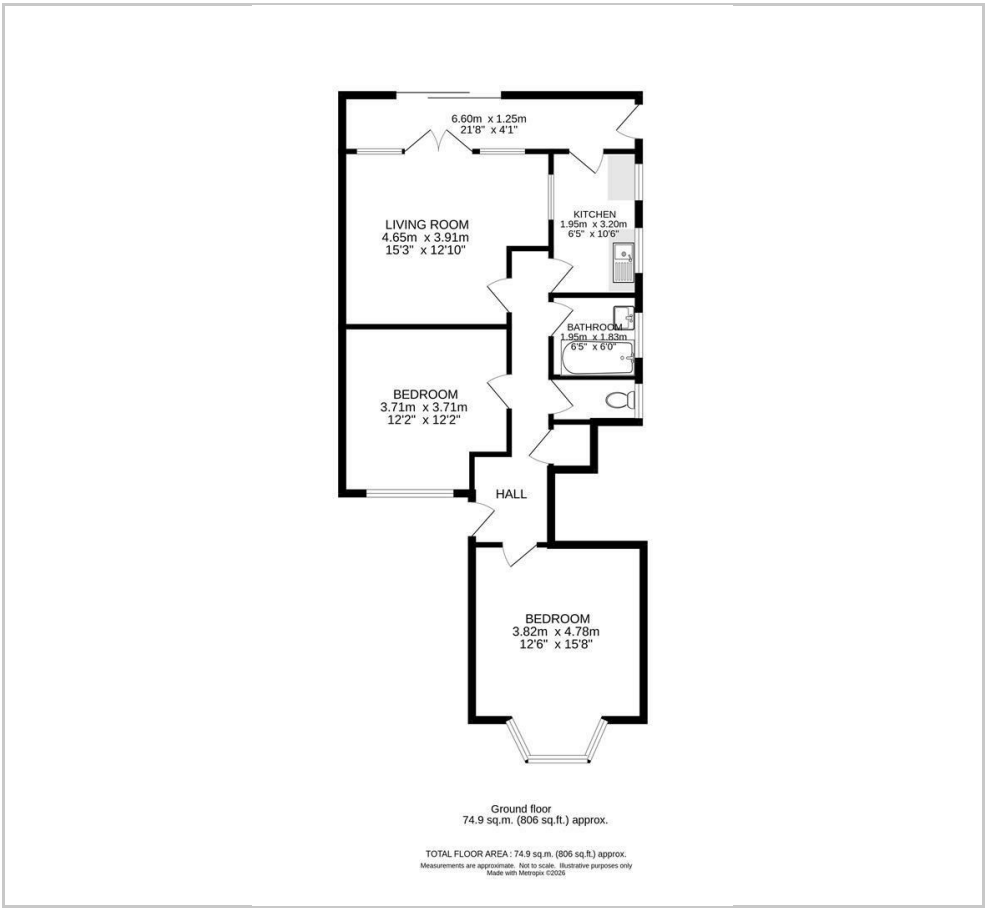
Separate WC
Consisting of low-level flush WC and obscure window to side.

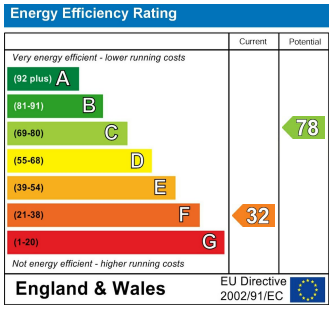
Sheltered rear sunroom with side access and sliding door doors leading to garden.

Private rear garden, paved patio with mature shrubs, fence enclosed.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan





Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

Additional information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the

24 The Broadway, Cheam Village, Surrey, SM3 8AY
Email: cheam@watsonhomesproperty.com Tel: 020 3196 1686
www.watsonhomesproperty.com

WATSON HOMES
Estate Agents