



Ambleside Gardens
Sutton, SM2 5ES
Guide price £280,000

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GUIDE PRICE £280,000 - £300,000 Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Ambleside Gardens just ticks so many boxes. Positioned within a coveted development in a central South Sutton location, you'll love coming home after a hard day at work and into your lovely home, which is such fantastic place to live. The contemporary layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned kitchen is a great place to cook up a storm in, which opens up to a large lounge that has space for a dining table, which is all perfect for when guests come over and you throw one of your famous dinner parties. In the bedrooms, the master has lots of space for your wardrobes, which is matched in the second bedroom that is also a great size, also being an area that could incorporate a work space. So, what about location? Well, you really are in the centre of it all here, being within a short distance into Sutton, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links such as Sutton Mainline station whizzing you up to town in under half an hour. So, downsides? Well, if you consider the property also has covered allocated parking we're struggling to find any!



THIRD FLOOR

Hallway

Living/Dining Room
14'4 x 14'4 (4.37m x 4.37m)

Kitchen
10'8 x 7'3 (3.25m x 2.21m)

Bedroom
14'5 x 9'5 (4.39m x 2.87m)

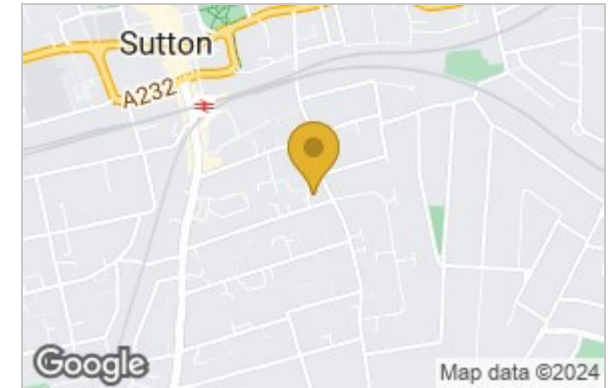
Bedroom
11'1 x 7'11 (3.38m x 2.41m)

Bathroom
7'3 x 6'3 (2.21m x 1.91m)

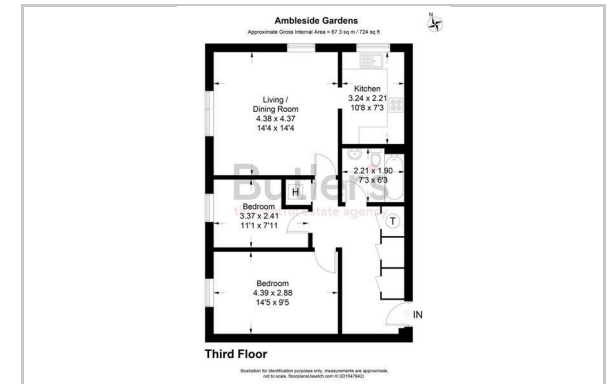
OUTSIDE

Covered Allocated Parking Space

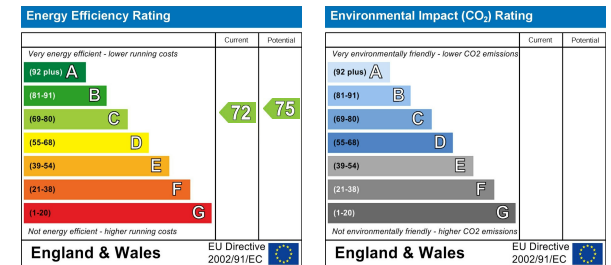
Area Map



Floor Plan



Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk