

Butler's

thoughtful estate agency



19 Lind Road
Sutton, SM1 4RH

Offers over £475,000

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OVER 1300 SQ FT! Looking for a truly special property or even a house but have a budget that just won't stretch to the amount of bedrooms or space that you need? Work from home and need multiple rooms? Well, we may just have the answers to your prayers! At Nightingale Court you are positioned in a highly coveted development in central Sutton, being close to amazing local amenities, schooling and transport links, getting you into town in under half an hour. This is a truly amazing and unique home that offers unrivaled accommodation - and really is a one off in the area. Split over two floors, what is remarkable is that the property feels like a large house, as you have space in abundance, all in sumptuous condition that means that you move in and start to enjoy immediately. All the rooms are fantastically well-proportioned and offer a huge amount of flexibility for you to have a setup that suits your own lifestyle or circumstance. On the lower level you have a fabulous modern bathroom and large double bedroom which is perfect for the kids or if you have guests to stay as they get their own floor! On the upper level is where things get really special. The third bedroom is adjacent to the master, which is quite simply one of the most spectacular bedrooms we have ever seen in an apartment or house, with it not only having a huge bathroom en-suite with dual sinks, but a walk in wardrobe AND separate study area that could even be used as a gym area, as the current seller does. The reception area is also stunning, with enough space to comfortably relax in and dine, with the open-plan arrangement meaning you can converse with your guest whilst you stretch your culinary skills in your modern kitchen which has been sumptuously appointed with a large amount of worksurfaces and high end appliances. On the outside, you'll also be pleased to find communal grounds behind the block and your own allocated parking space, a real plus, also being secure due the development being gated.





FIRST FLOOR

Hallway

Bedroom

13'9 x 13'3 (4.19m x 4.04m)

Bathroom

8'8 x 6'8 maximum (2.64m x 2.03m maximum)

THIRD FLOOR

Landing

Living/Dining Room/Kitchen
26'3 x 13'3 (8.00m x 4.04m)

Master Bedroom with Office
22'5 x 15'1 maximum (6.83m x 4.60m maximum)

En-Suite Bathroom

10'3 x 8' (3.12m x 2.44m)

Bedroom

10'10 x 6'10 (3.30m x 2.08m)



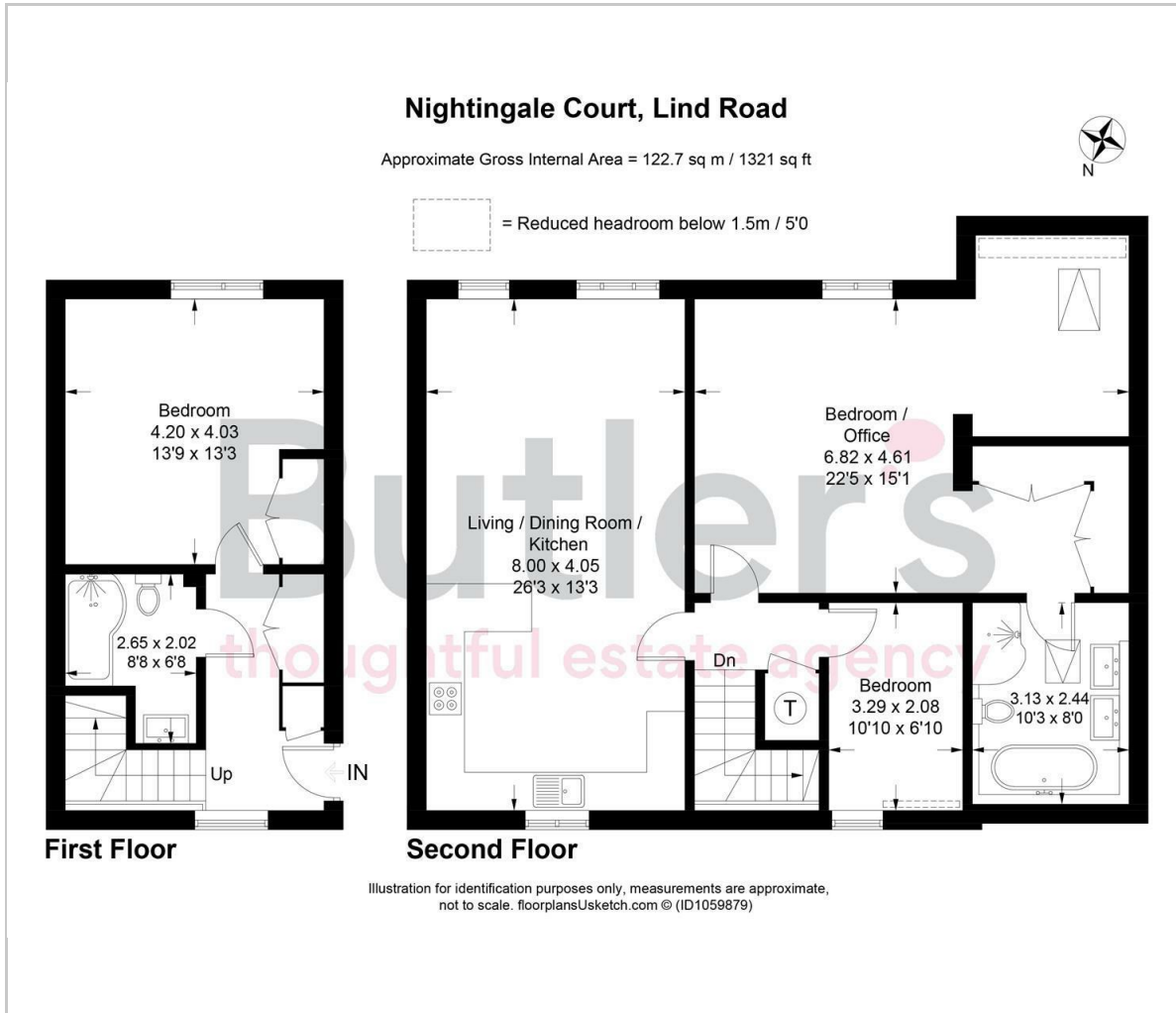
OUTSIDE

Allocated Parking

Communal Grounds



Floor Plan



Viewing

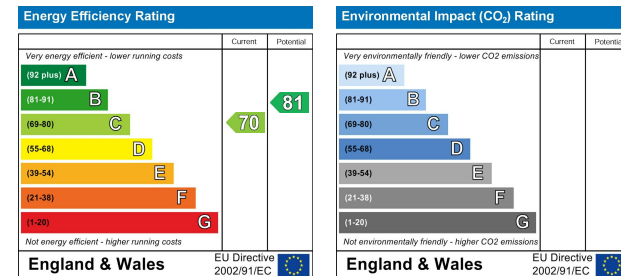
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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