



Victoria Road  
Sutton, SM1 4RT

Offers in the region of £285,000



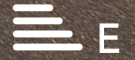
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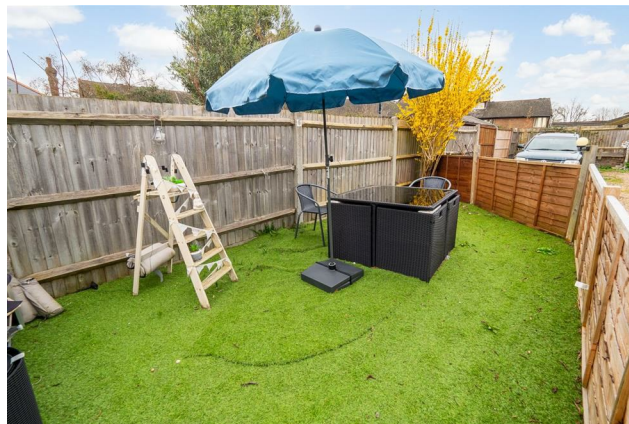
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# Victoria Road, Sutton, SM1 4RT

This fabulous one bedroom converted maisonette is just a joy to behold. What will impress isn't just the private garden but the wealth of wonderful features, such as the great layout and modern condition that will make your living experience that little bit more special. So what do we mean by that? Well, the living room has space to relax and potentially dine or work - great to entertain your family and friends or for you to snuggle down on a comfy sofa to enjoy a good book or catch up on some TV. The bedroom is equally wonderful and a lovely bright room with a large bay window flooding the room with natural light. When its time to cook, the modern kitchen makes full use of the space on offer, with a large amount of worksurfaces. A recently refitted bathroom finishes the internal accommodation off, which is a joy to relax in after a hard day in the office or zooming! With summer fast approaching, the property also boasts something very beneficial to have - a private garden - your guests will love to be able to spill outside into the evening air after dinner. Private parking is also available to the front of the property. Lastly we have to talk location. Victoria Road is one of the most convenient roads in Sutton, with the amazing transport links at hand and vast amount of amenities only a short walk away.



## GROUND FLOOR

Hallway

Living/Dining Room  
11'3 x 9'8 (3.43m x 2.95m)

Bedroom  
13' x 12' into bay (3.96m x 3.66m into bay)

Kitchen  
10'11 x 5'8 (3.33m x 1.73m)

Bathroom  
7'10 x 5' (2.39m x 1.52m)

## OUTSIDE

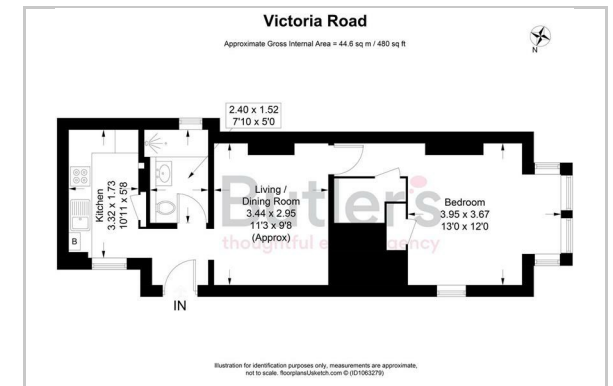
Private Garden Area

Front Driveway

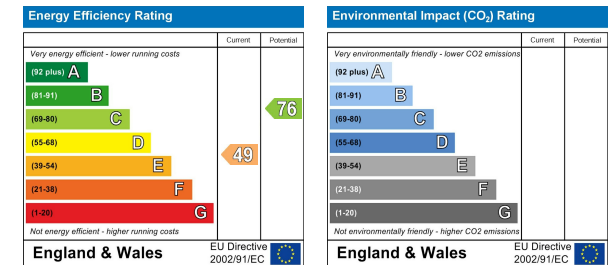
## Area Map



## Floor Plan



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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