

# Butler's

thoughtful estate agency



Devonshire Road  
Sutton, SM2 5HQ

Offers in the region of £375,000



## Devonshire Road

Sutton, SM2 5HQ

Whether you are looking to buy a home for the first time or are up, or down, sizing, 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 Windsor Court ticks so many boxes. Positioned within a highly coveted development in a quiet and desirable South Sutton road, you'll love pulling into the allocated parking space at the end of a hard day's work and returning to your lovely home. The contemporary layout covers all bases and is a real crowd pleaser with all rooms in harmony with one another. The well-proportioned kitchen is a great place in which to cook up a storm and it is next to the large lounge which has ample space for your dining table and furniture. Being on the second floor it has elevated views which will appeal to friends coming round for supper. On occasions like this, the apartment has an ace up its sleeve because if your friends are staying over for the night, they can enjoy the luxury of the spacious second bedroom with its own integrated wardrobe and access to the separate bathroom leaving you to relax in your master bedroom with en-suite shower room. So, what about location? Windsor Court is a short walk into the centre of Sutton, giving access to the many shops, restaurants and bars and excellent transport links from Sutton mainline station to London Victoria and London Bridge. However, being just outside the town centre has the advantage of being away from the inevitable noise and hubbub of a busy town centre. So, the best of both worlds! It also means that there are a number of amenities on your doorstep: leisure clubs, nature garden at the end of the road and local schools, with excellent reputations at both primary & secondary level, close by. So, what are the downsides? If you consider the property has no onward chain, a wonderful communal garden and a share of the freehold, we're struggling to find any.





## SECOND FLOOR

Hallway

Living/Dining Room  
19'2 x 11'10 (5.84m x 3.61m)

Kitchen  
10' x 8' (3.05m x 2.44m)

Bedroom  
11'2 x 10' maximum (3.40m x 3.05m maximum)

En-Suite  
7'5 x 6' maximum (2.26m x 1.83m maximum)

Bedroom  
11'3 x 8'2 (3.43m x 2.49m)

Bathroom  
7'6 x 5'6 (2.29m x 1.68m)

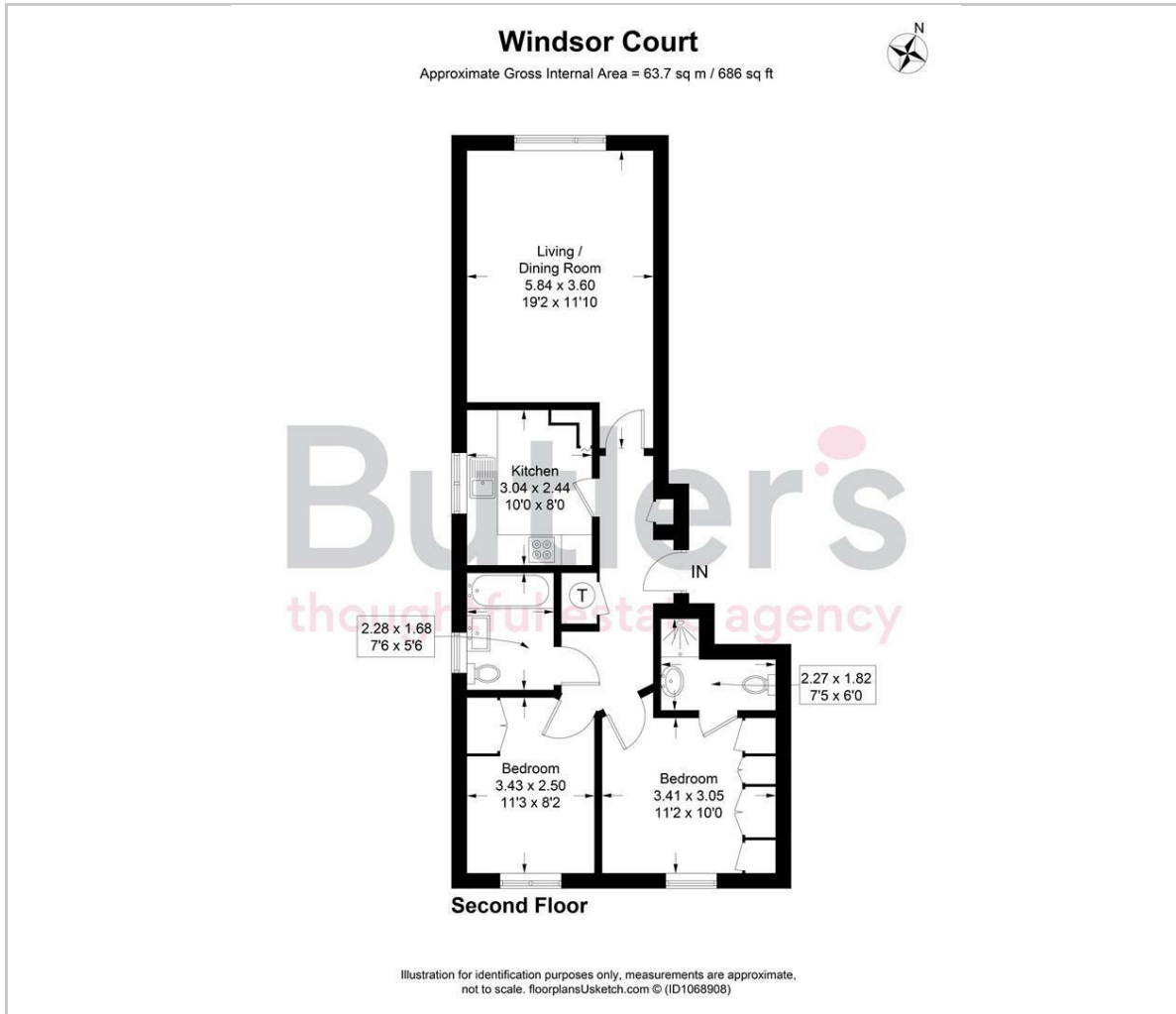
## OUTSIDE

Allocated Parking

Communal Garden



## Floor Plan



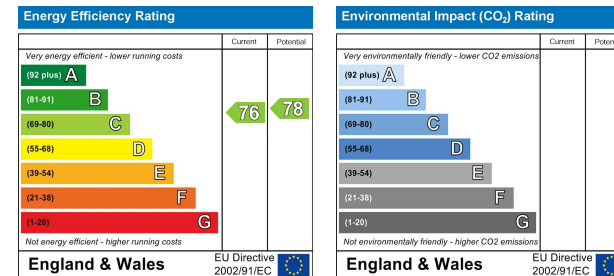
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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