

Butler's

thoughtful estate agency



Marshalls Road
Sutton, SM1 4DU

Guide price £290,000



Marshalls Road, Sutton, SM1 4DU

GUIDE PRICE £290,000 - £310,000 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 modern apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Marshalls Court just ticks so many boxes. Positioned within a coveted development in a central 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, modern 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 and unusually boasts a bay window, which is matched in the second bedroom that is also a great size, also having 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, West & Common stations whizzing you up to town in no time at all. So, downsides? Well, if you consider the property also has gated allocated parking we're struggling to find any!



FIRST FLOOR

Hallway

Living/Dining/Kitchen

23'9 x 17'3 maximum (7.24m x 5.26m maximum)

Bedroom

10'2 x 10'2 (into bay) (3.10m x 3.10m (into bay))

Bedroom

13'6 x 8'2 (maximum, into bay) (4.11m x 2.49m (maximum, into bay))

Bathroom

10'10 x 4'6 (3.30m x 1.37m)

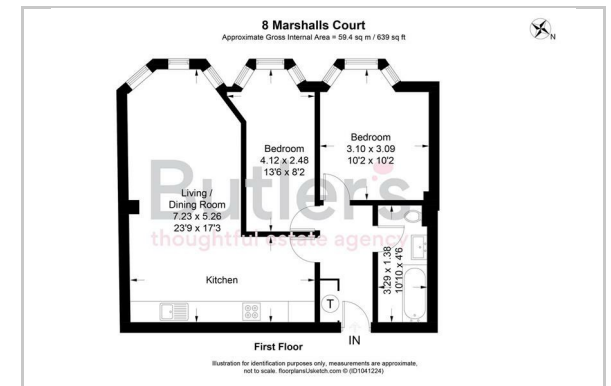
OUTSIDE

Gated Allocated Parking

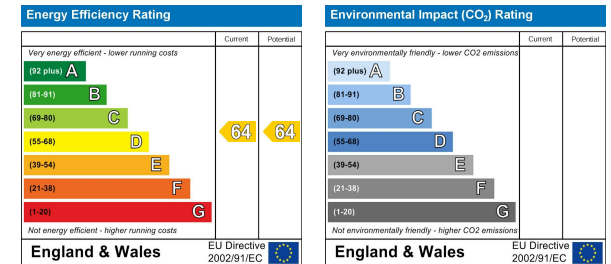
Area Map



Floor Plan



Energy Efficiency Graph



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