

Butler's
thoughtful estate agency



All Saints Road
Sutton, SM1 3DE

Offers in the region of £350,000



All Saints Road, Sutton, SM1 3DE

Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Lymington Court just ticks so many boxes. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned, modern kitchen is a great place to cook up a storm in, also having views and access onto your lovely private garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! The internal accommodation also boasts a spacious, open plan lounge that can accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a double size, which is also perfect if you are working from home. Location wise, you really are in the center of it all here, being on the doorstep of Sutton high street, there is a vast selection of shopping facilities, restaurants and bars, and Sutton Common station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has a garage en-bloc, we are struggling to find any!

Area Map



FRIST FLOOR

Hallway

Living/Dining Room
20'10 x 10'10 (6.35m x 3.30m)

Kitchen
11'4 x 6'3 (3.45m x 1.91m)

Bedroom
10'10 x 9'11 (3.30m x 3.02m)

Bedroom
11'6 x 10'1 maximum (3.51m x 3.07m maximum)

Bathroom
5'11 x 5'10 (1.80m x 1.78m)

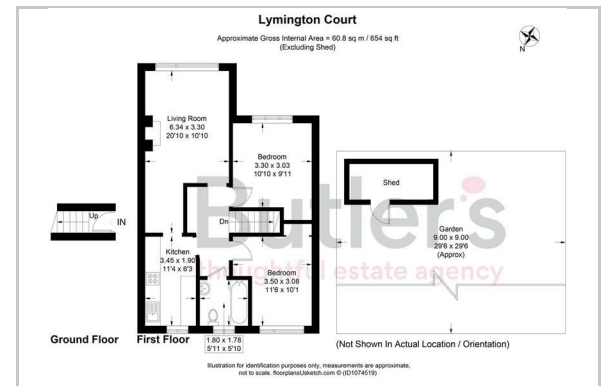
OUTSIDE

Rear Garden

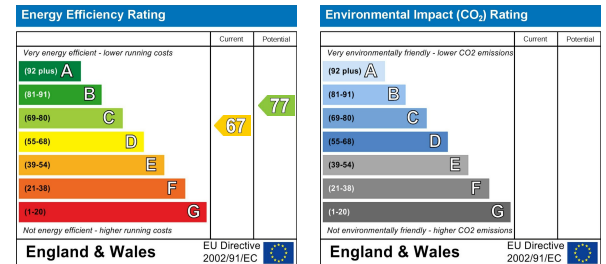
Outbuilding/Summer House

Garage en-bloc

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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