

Butler's

thoughtful estate agency



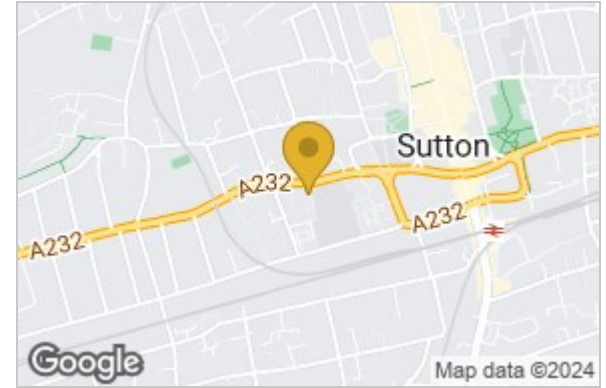
Cheam Road
Sutton, SM1 2BG
Offers over £250,000



Cheam Road, Sutton, SM1 2BG

Positioned in one of the most coveted & convenient roads on the Cheam/Sutton border, this first floor converted apartment is set within a handsome period building and offered in excellent condition inside, having been lovingly updated and looked after by the current owners. The great news is that there is also no onward chain, so ideal for you to move in as quickly as you can or even start earning an income if you are buying to let! So what about inside the property? Having a fantastic layout, the lounge/diner has is a great space to not just relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a dining table that will allow you to throw one of your famous dinner parties! Due to the high ceilings, the large secondary glazed windows also flood the room with light, via the gorgeous bay. The brilliant condition continues throughout, with a kitchen adjacent that has loads of workspace to cook up a storm in, along with a modern bathroom that is a sanctuary of style and peace, a lovely place to relax in after hard day at the office! Outside, the property further benefits from a vast communal garden and residents parking to the front - further adding to the appeal. Lastly, location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street, but also have a the choice of 3 train stations close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!

Area Map



FIRST FLOOR

Hallway

Living/Dining Room
16'5 x 11'3 (5.00m x 3.43m)

Kitchen
12'10 x 5'5 (3.91m x 1.65m)

Bedroom
11' x 10'4 maximum (3.35m x 3.15m maximum)

Bathroom
7'5 x 5'6 (2.26m x 1.68m)

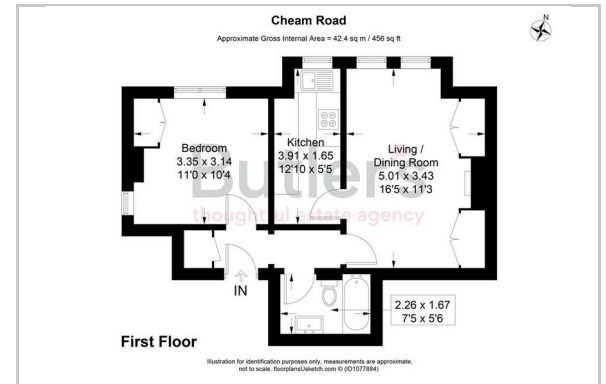
OUTSIDE

Residents Parking

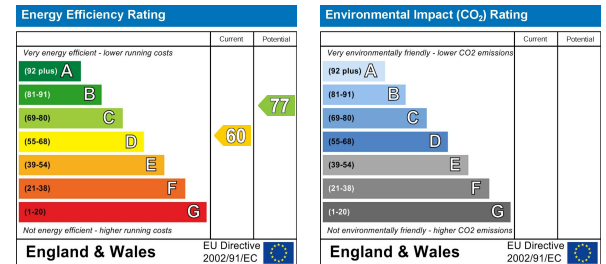
Large Communal Garden



Floor Plan



Energy Efficiency Graph



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