

Butler's

thoughtful estate agency



Butler's
I'm for sale
0203 39 170 160

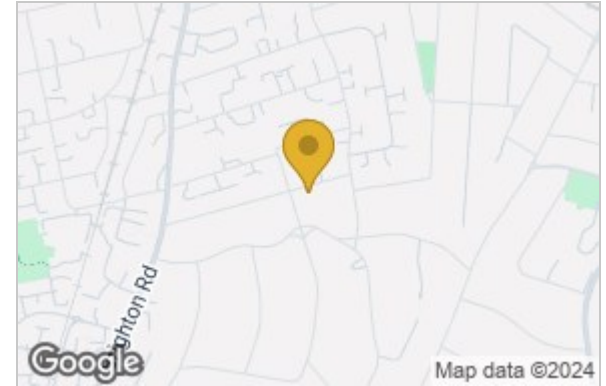
64-66 Egmont Road
Sutton, SM2 5JS
Guide price £250,000



64-66 Egmont Road, Sutton, SM2 5JS

GUIDE PRICE £250,000 - £265,000 Nestled in a highly coveted block and location in South Sutton, this spacious one bedroom first floor converted apartment really is great example of it's type in the area. It is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this well regarded development and is also one which is well looked after. What's more, the property is offered in good condition inside, with a spacious kitchen that has a great amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a large bedroom with space for your large wardrobes and bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the first floor, you also benefit from fantastic elevated views and light coming in through the bay window. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of a residents parking, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner!

Area Map



FIRST FLOOR

Hallway

Living/Dining Room
18'3 x 14'7 (5.56m x 4.45m)

Kitchen
8'1 x 7'1 (2.46m x 2.16m)

Bedroom
18'5 x 11'1 (5.61m x 3.38m)

Bathroom
7'6 x 5'7 (2.29m x 1.70m)

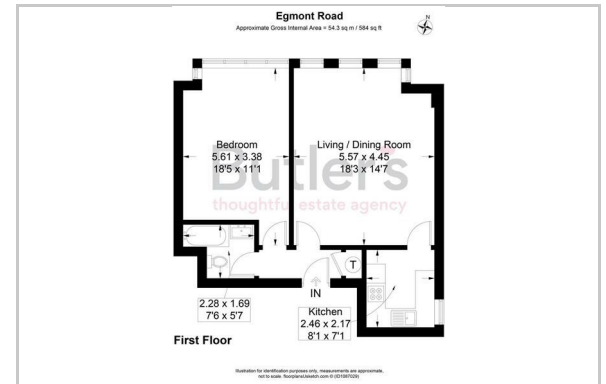
OUTSIDE

Residents Parking

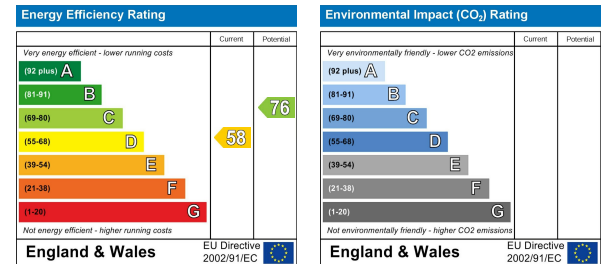
Communal Grounds



Floor Plan



Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk