

# Butler's

thoughtful estate agency



Salisbury Avenue  
Sutton, SM1 2DQ

Guide price £550,000





## Salisbury Avenue

Cheam, Sutton, SM1 2DQ

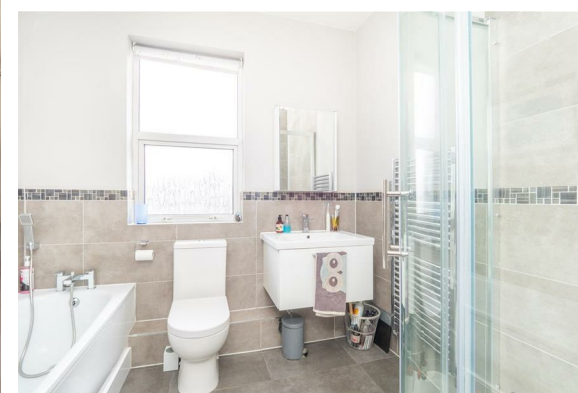
Located in one of the most prestigious roads to own a property in Cheam/Sutton, Salisbury Avenue really is as good as it gets. Being equidistant to both Cheam & Sutton, all you have to do is take a walk down this leafy suburban oasis and you'll quickly be out and into fabulous transport links, schooling & amenities which are located close by.

Externally, you'll marvel at living in one of the most handsome period buildings around, with this also being one of the largest apartments available on the market right now.

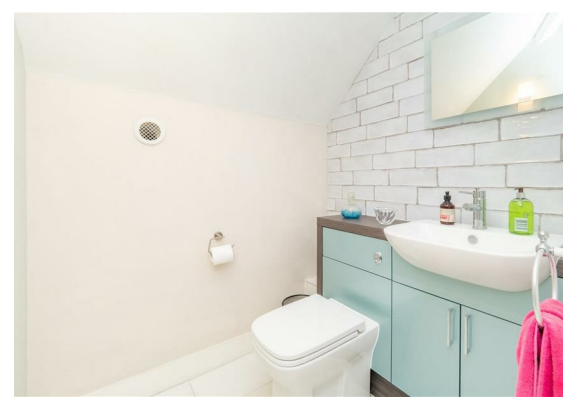
What make this particular home just so special, is it's failure to compromise in any way. Offered in excellent condition throughout, there are 3 generous bedrooms split over 2 floors, with a large living/dining space that boasts a gorgeous bay window and cast iron fireplace, which you'll love to entertain not just the family in, but also when you decide to have your friends around for a dinner party.

When that occasion arrives, you'll be able to cook up a storm, given the amount of workspace in your kitchen, that is fabulously appointed and overlooks the garden to the rear. In fact, fantastic views are available in every room - with light pouring in from the large windows, as you are set on the first & second floors. Further benefitting the property is a wonderful bathroom and en-suite, a real bonus in an apartment of any age.

Outside, there is not one, but two garden areas to the back of the building, one being mostly laid to lawn, along with a more secluded paved area behind the first, perfect for enjoying the sun with absolute privacy. Parking wise, all bases are covered with a driveway accessed off Derby Road, further adding appeal to what is an incredibly rare and special home.







## GROUND FLOOR

Entrance

## FIRST FLOOR

Hallway

Living/Dining Room  
23'7 x 14'4 maximum (7.19m x 4.37m maximum)

Kitchen  
11'5 x 11'1 (3.48m x 3.38m)

Master Bedroom  
15'5 x 11'7 (4.70m x 3.53m)

Bathroom  
8'4 x 7'10 (2.54m x 2.39m)

## SECOND FLOOR

Landing

Bedroom  
18'1 x 6'9 (5.51m x 2.06m)

En-Suite  
5'3 x 4'11 (1.60m x 1.50m)

Bedroom  
13'5 x 10'7 approx (4.09m x 3.23m approx)

## OUTSIDE

Rear Garden - Lawned Area

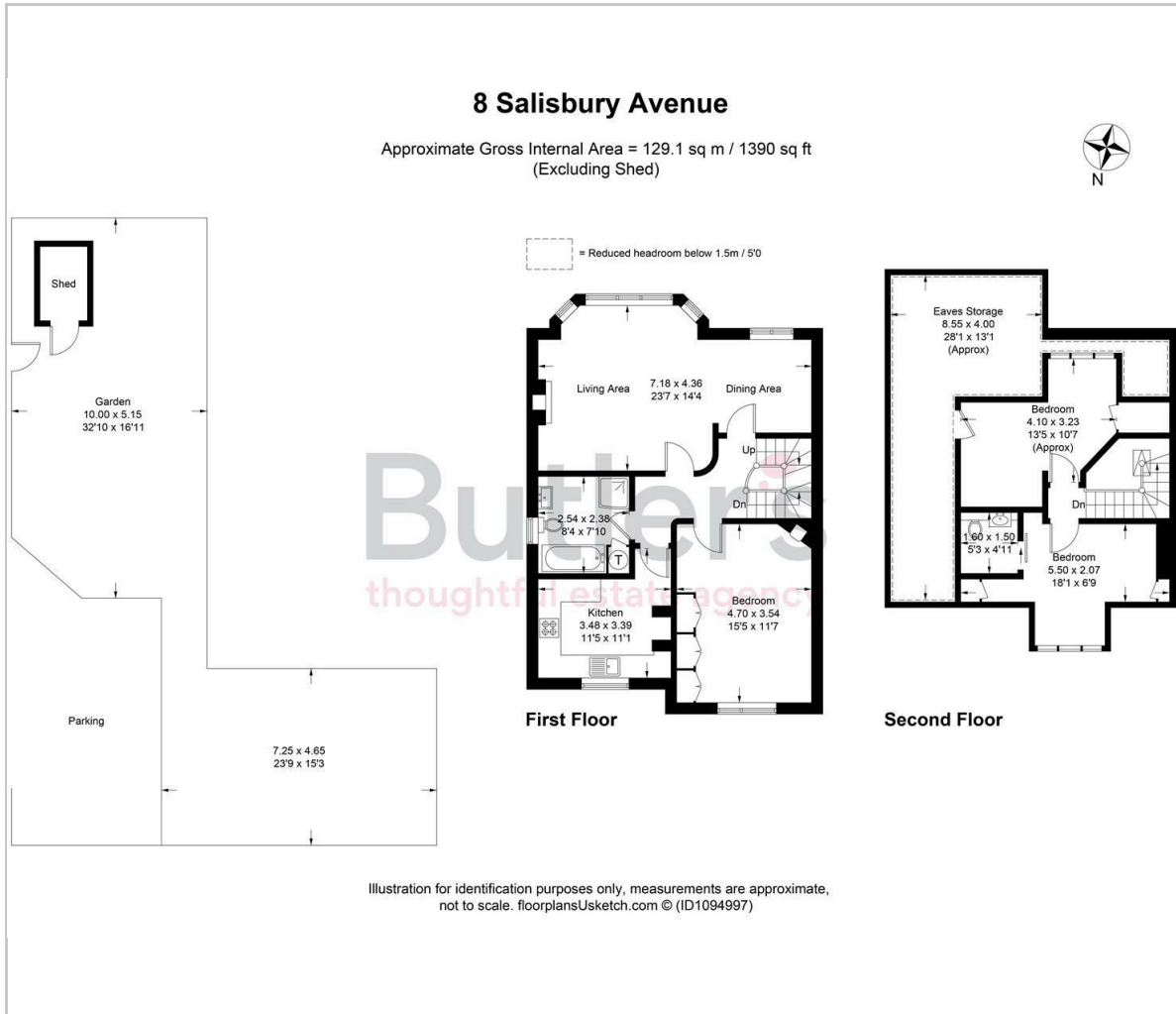
Rear Garden - Private Patio Area

Parking Area





## Floor Plan

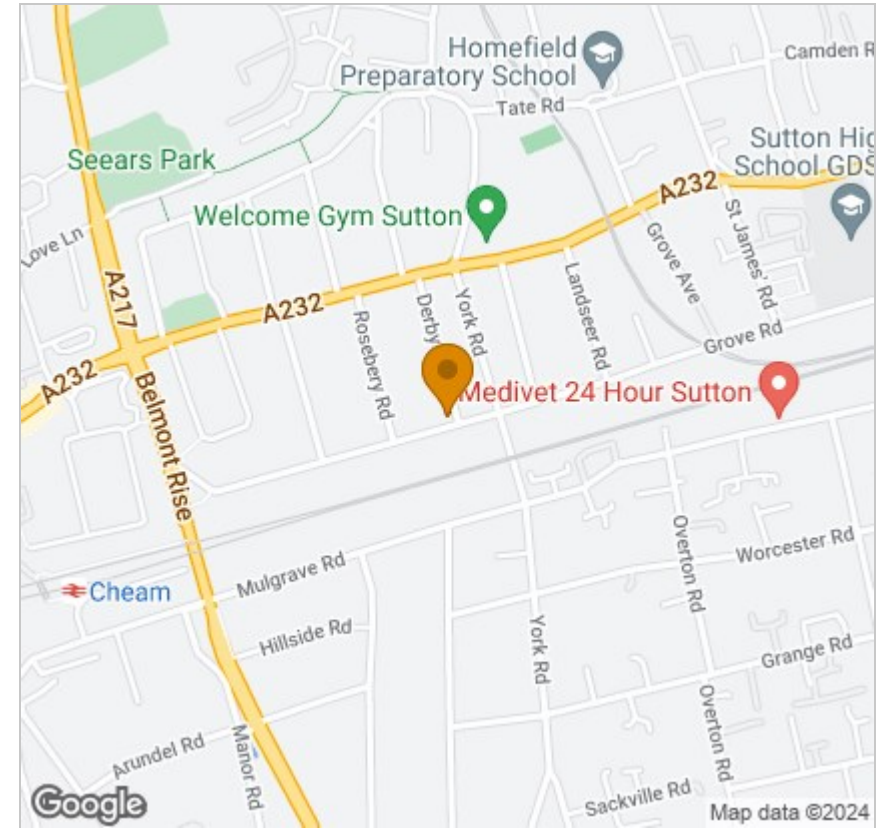


## Viewing

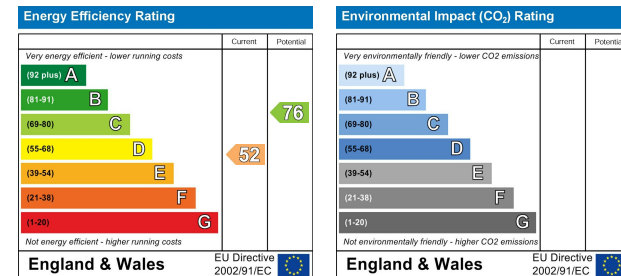
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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