

# Butler's

thoughtful estate agency

Bolton Drive  
Morden, SM4 6GE  
Offers in the region of £230,000





# Bolton Drive, Morden, SM4 6GE

GUIDE PRICE £230,000 - £250,000 Nestled in a quiet yet convenient location, this spacious one bedroom second floor apartment offers just so much in this price range. It really 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 desirable block is well looked after, with communal gardens reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain and comes with a well-appointed kitchen that has a fabulous amount of workspace for you to really cook up a storm in! When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your large master bedroom- with you also having lots of integrated wardrobes and storage.

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 also accommodate a dining area. Being on the second floor, you also benefit from extra security and elevated views from the large windows.

Lastly we have to mention the location. Situated close to Sutton, Morden & Carshalton, you are only a short distance from the St Helier station and even Morden Tube, with a vast array of fabulous shopping & amenities also on your doorstep.



## SECOND FLOOR

Hallway

Living/Dining Room  
15'5 x 11'10 (4.70m x 3.61m)

Kitchen  
11'9 x 6'3 (3.58m x 1.91m)

Bedroom  
11'9 x 11'7 (3.58m x 3.53m)

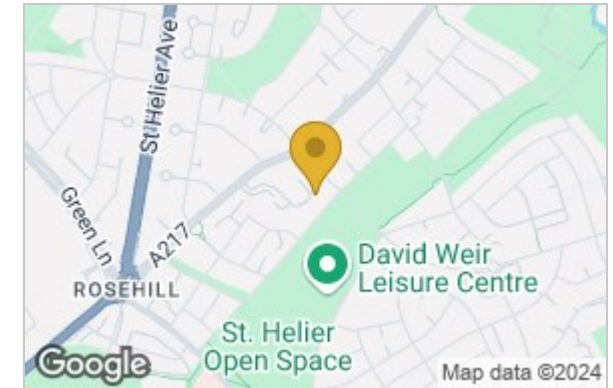
## OUTSIDE

Allocated Parking

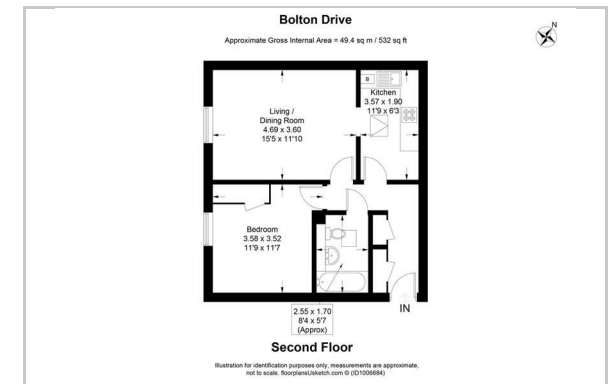
Communal Gardens



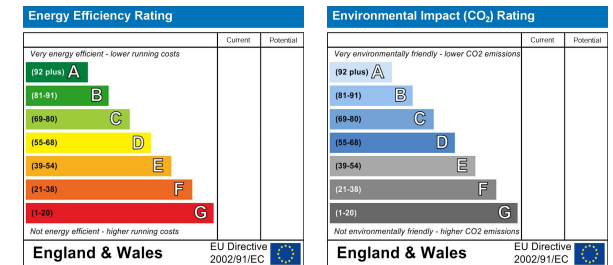
## Area Map



## 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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

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