

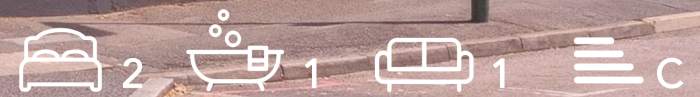
Butler's

thoughtful estate agency

READING ROAD

Carshalton Road
Sutton, SM1 4RL

Guide price £375,000



Carshalton Road

Sutton, SM1 4RL

GUIDE PRICE £375,000 - £400,000 This is a rare opportunity to own a totally unique, split-level 2 double bedroom maisonette that feels just like a house!

At Carshalton Road you are positioned in a recently built development, set in a coveted location in central Sutton, being close to amazing local amenities, schooling and transport links, getting you into town in under half an hour.

This is a truly amazing and rare home that offers unrivaled accommodation - and really is a one off in the area. Split over two floors, there is space in abundance, all being offered in sumptuous condition that means that you move in and start to enjoy immediately.

All the rooms are well-proportioned and offer a huge amount of flexibility for you to have a setup that suits your own lifestyle or circumstance. On the ground floor you have a fabulous modern kitchen, cloakroom and double bedroom which is perfect for the kids or if you have guests to stay as they get their own privacy!

On the upper level a further bedroom is a more private space, with a modern shower room that is adjacent, also having lots of space for your large wardrobes. The living/dining dual aspect area back on the ground floor is also stunning, with enough space to comfortably relax in and eat, which being adjacent to the kitchen, means you can converse with your guest whilst you stretch your culinary skills in a space that has been sumptuously appointed with a large amount of worksurfaces and high end appliances.

On the outside, you'll also be overjoyed to find a quite stunning landscaped garden, which is extremely private due to the enclosed nature of the space.





GROUND FLOOR

Living/Dining Room
21'5 x 9'10 (6.53m x 3.00m)

Kitchen
9'6 x 8'5 (2.90m x 2.57m)

Bedroom
11'7 x 8'6 (3.53m x 2.59m)

Cloakroom
5'5 x 2'11 (1.65m x 0.89m)

FIRST FLOOR

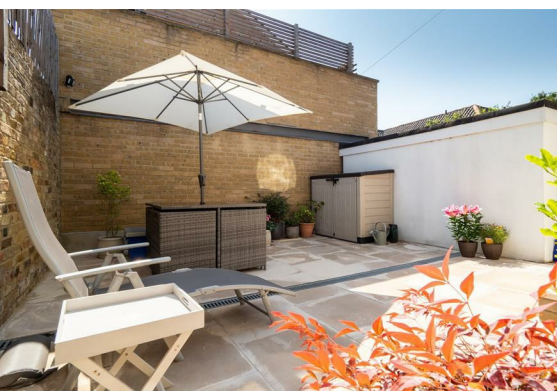
Landing

Bedroom
10'9 x 9'6 (3.28m x 2.90m)

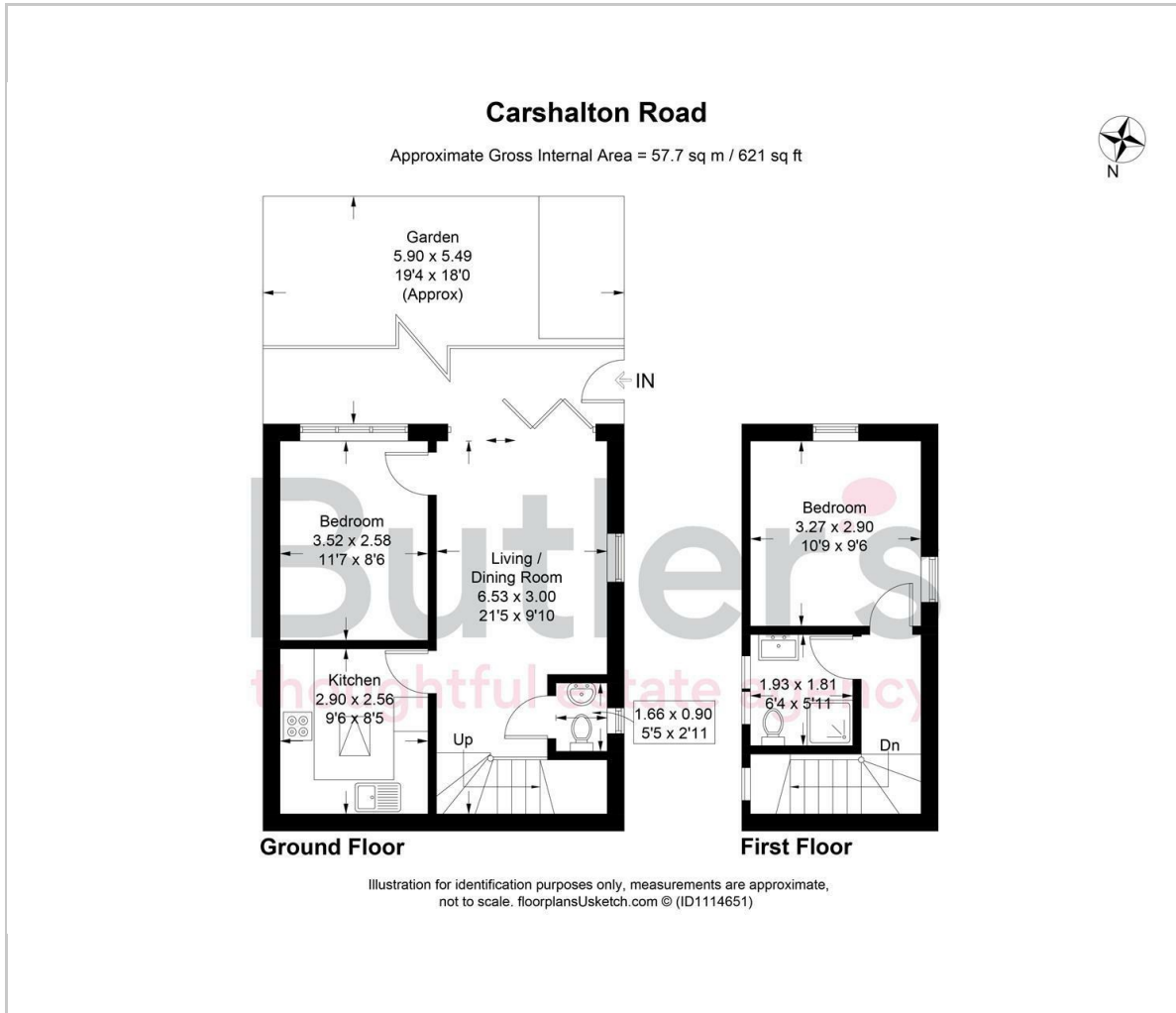
Shower room
6'4 x 5'11 (1.93m x 1.80m)

OUTSIDE

Private Garden



Floor Plan

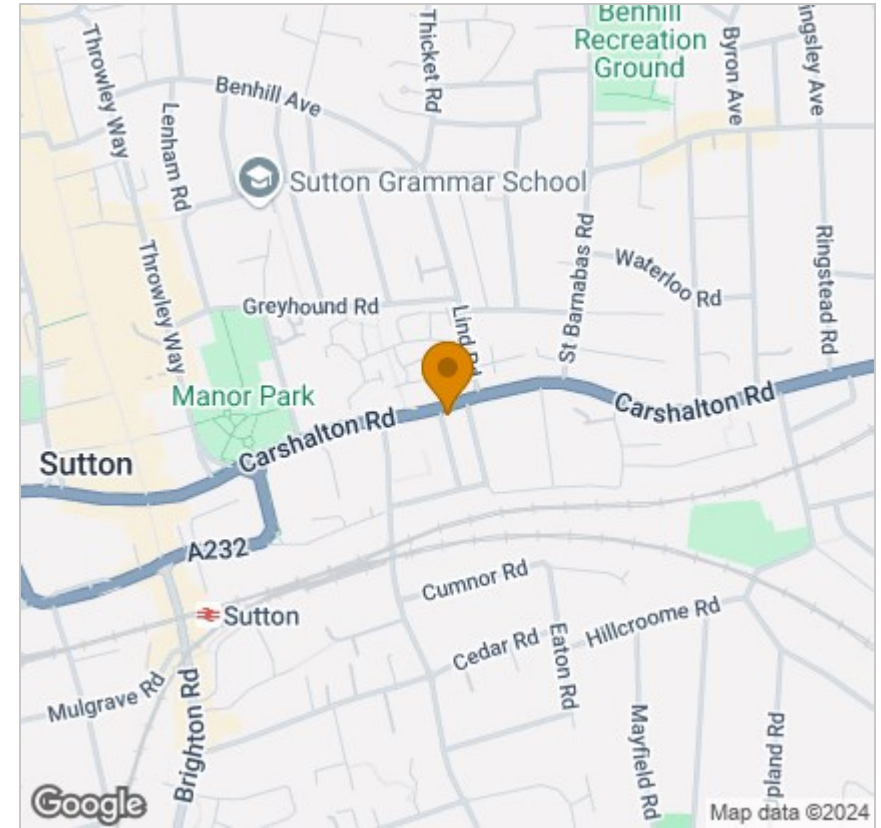


Viewing

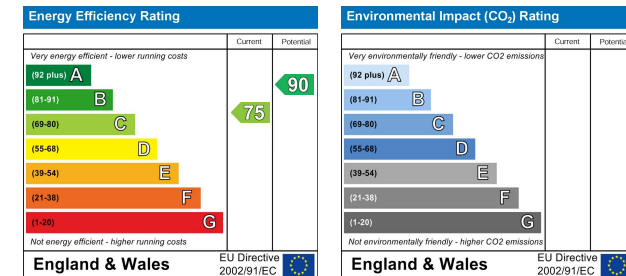
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



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.