

# Butler's

thoughtful estate agency



Cavendish Road  
Sutton, SM2 5ET  
Guide price £220,000



# Cavendish Road, Sutton, SM2 5ET

GUIDE PRICE £220,000 - £240,000 Nestled in a prominent and coveted position in South Sutton, this spacious one bedroom ground floor apartment offers excellent internal accommodation. 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 modern & desirable block is one that is well looked after, with communal grounds reaching around the building. What's more, the property is offered in great condition inside, with a well appointed kitchen that has a good amount of workspace for you to really cook up a storm in. This generous sizes are consistent throughout, with a fantastic bedroom that even has a recessed area for your wardrobes, with a fabulous refitted bathroom serving all of the rooms. But we are saving the best until last! The wonderful lounge/diner is 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, with lovely outlooks when they do. 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 not one but two allocated parking spaces, both of which are securely located in a gated area under the block.



## GROUND FLOOR

Hallway

Living/Dining Room  
16'10 x 9'7 (5.13m x 2.92m)

Kitchen  
8'10 x 8' (2.69m x 2.44m)

Bedroom  
13'9 x 8'10 (4.19m x 2.69m)

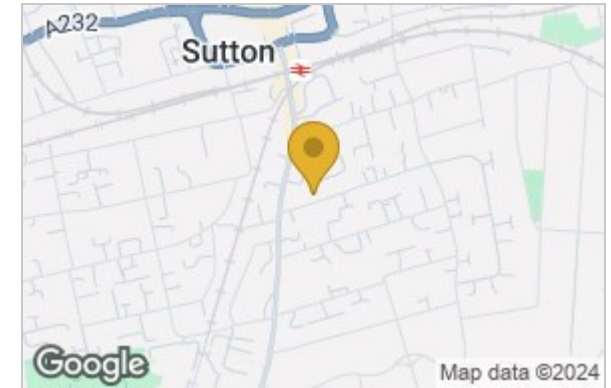
Bathroom  
7'11 x 5'6 (2.41m x 1.68m)

## OUTSIDE

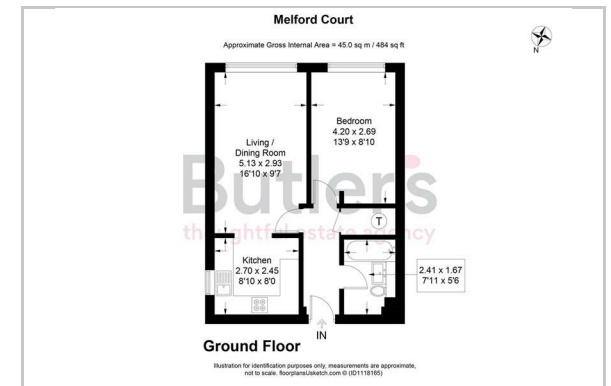
2 Gated Parking Spaces

Communal Grounds

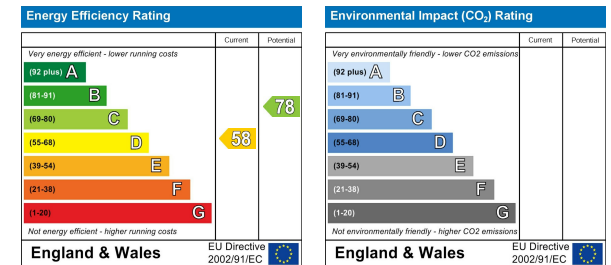
## Area Map



## 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.

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