

Butler's

thoughtful estate agency



8 EATON ROAD
FLATS 24

Eaton Road
Sutton, SM2 5DN

Guide price £325,000

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Eaton Road

Sutton, SM2 5DN

GUIDE PRICE £325,000 - £340,000 If you are looking for a property that is a little bit unique and special, we're sure you are finding there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right.

The great news is that Eaton Road just ticks so many boxes, with this particular property being totally refurbished & updated throughout, also being one of the largest of its type in the area. Also positioned within an incredibly coveted development, you'll appreciate pulling up to the block after a hard day at work and step back into your incredible home, which is such fantastic place to live.

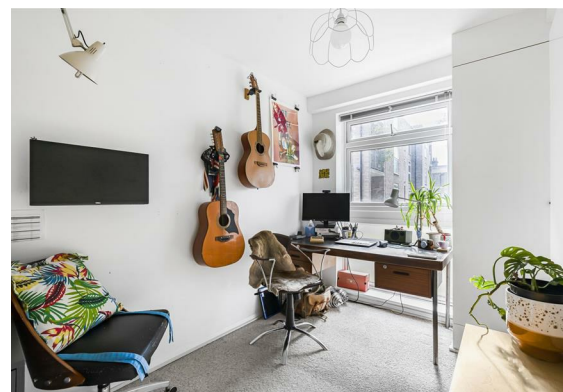
The spacious layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The refitted, industrial style kitchen is a great place to cook up a storm in, with a large amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the lounge really is a lovely space, with enough room to not just relax in, but also to dine comfortably, with access out onto your own private terrace being a bonus when you do.

When this happens and you offer your friends to spend the night, this is an apartment that has the bonus of a second bedroom that really is a true double size, which could even accommodate a work area, keeping that master bedroom totally free to be your sanctuary of style and peace.

So, what about location? Well, you really are in a sought after road in Sutton for apartment living, centrally located, being within a short walk into town, with a vast selection of shopping facilities, restaurants and bars and Sutton mainline station whizzing you up to town in under half an hour.

So, downsides? Well, if you consider the property has a garage en bloc, we're struggling to find any!





GROUND FLOOR

Hallway

Living/Dining Room
17' x 12'7 (5.18m x 3.84m)

Kitchen
9'9 x 6'1 (2.97m x 1.85m)

Bedroom
12'5 x 10' maximum (3.78m x 3.05m maximum)

Bedroom
12'4 x 7'2 (3.76m x 2.18m)

Bathroom

Separate W/C

OUTSIDE

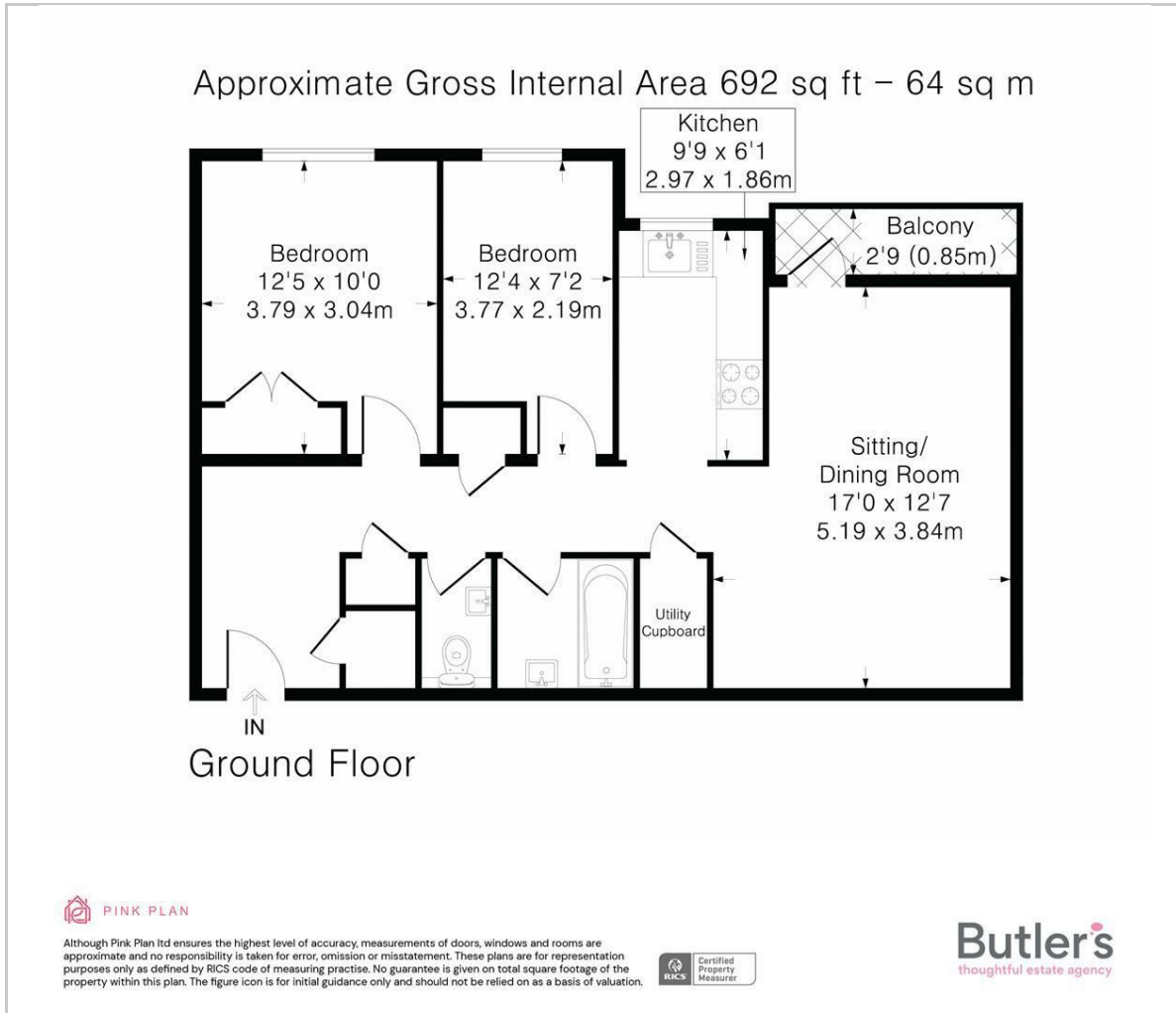
Private Terrace

Garage

Communal Grounds



Floor Plan

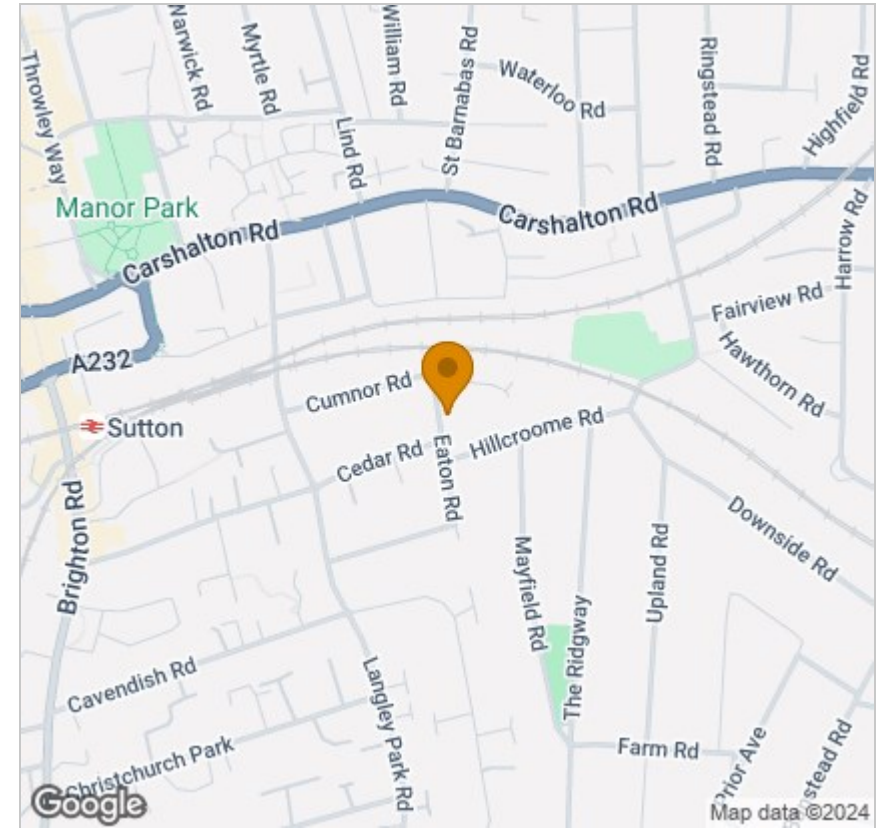


Viewing

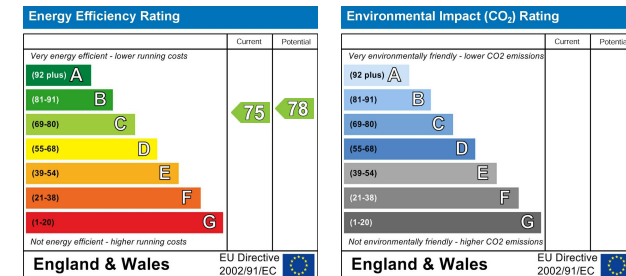
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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