

# Butler's

thoughtful estate agency



19 Lind Road  
Sutton, SM1 4RH

Guide price £350,000



## 19 Lind Road

Sutton, SM1 4RH

GUIDE PRICE £350,000 - £360,000 The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At Nightingale Court, you can have it all, being in such a convenient location, with the added lustre of being in a modern and coveted development. Unusually for a property as recently built as this, there is also the fantastic benefit of having gated allocated parking which offers the new owners the convenience of not having to secure parking on street or at a nearby carpark. Inside, this modern apartment will impress with its amazing open plan layout in the kitchen/living/dining area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now! When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your large bed and wardrobes in both the rooms! Kids, guests, flat mate or home office - nobody will be disappointed! Finishing off this wonderful home is a fabulous modern bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. Do you like to entertain or have children? We've got great news! The property also boasts a very special feature - direct access to a communal garden, perfect during these warmer months. If you yearn for something even larger, there is an excellent selection of open green spaces close by and benefit of fantastic schooling if needed.





## GROUND FLOOR

Hallway

Living/Dining Room/Kitchen  
18' x 16'3 (5.49m x 4.95m)

Bedroom  
13'1 x 9'5 (3.99m x 2.87m)

En-Suite

Bedroom  
12'6 x 10'9 (3.81m x 3.28m)

Bathroom  
6'10 x 6'2 (2.08m x 1.88m)

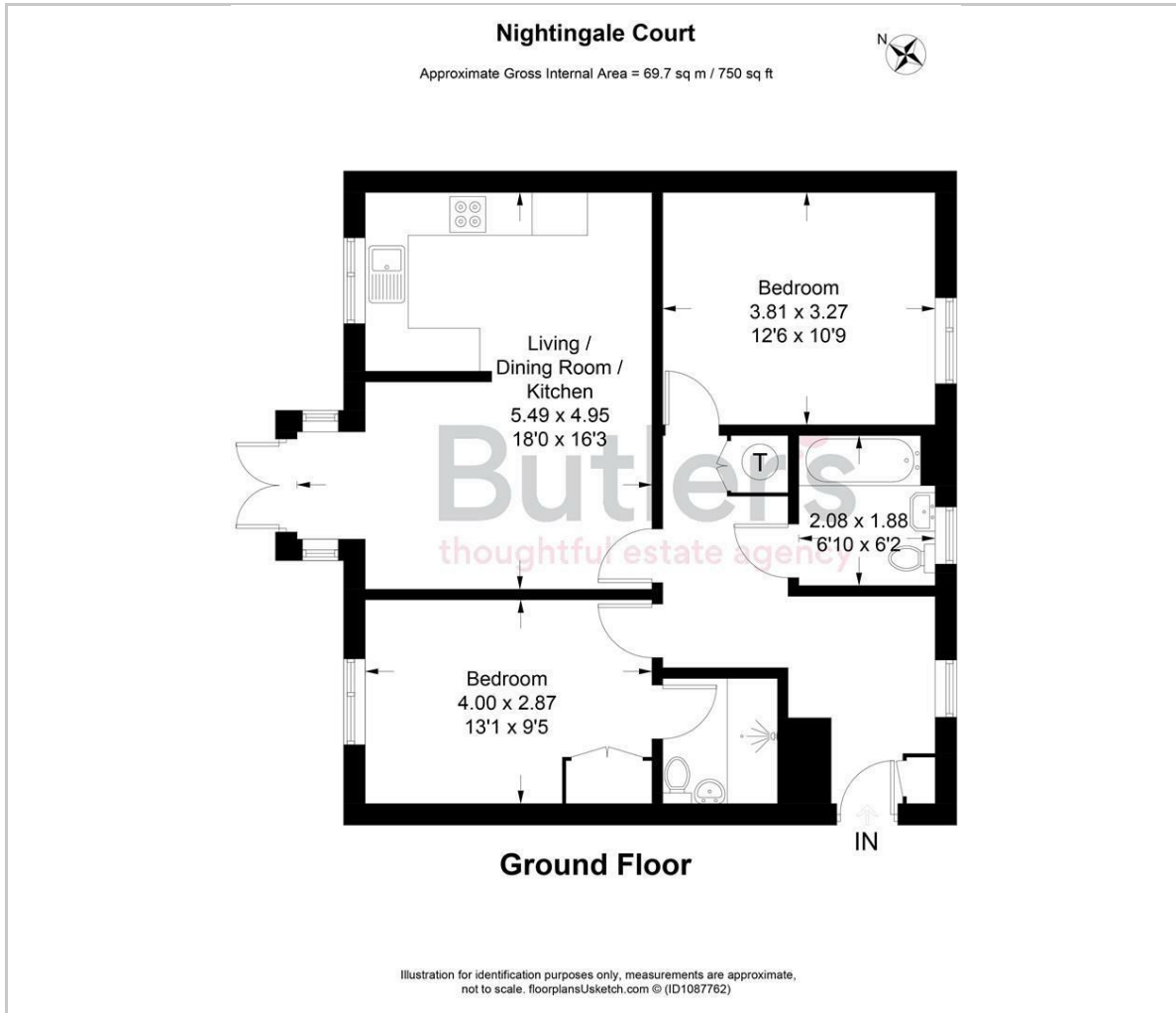
## OUTSIDE

Gated Allocated Parking

Communal Grounds



## Floor Plan

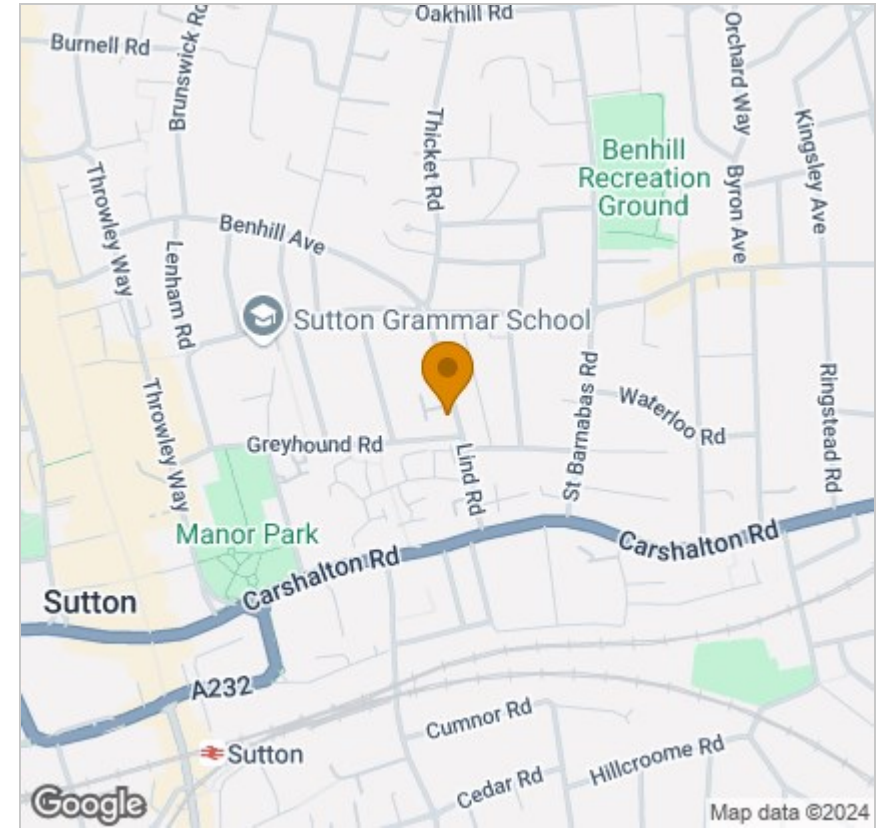


## Viewing

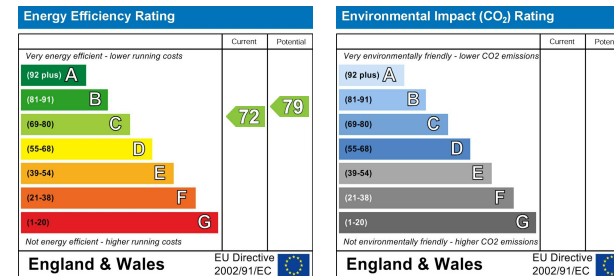
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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.