

# Butlers

thoughtful estate agency



Throwley way  
Sutton, SM1 4AF  
Guide price £300,000





# Throwley way, Sutton, SM1 4AF

GUIDE PRICE £300,000 - £330,000 Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality properties on the market, with you possibly having to settle for something that isn't quite right. The great news is that Throwley Way just ticks so many boxes, with this particular property having been recently refurbished and offered in excellent condition throughout, with it also being one of the most unique of its type in the area. Positioned within a convenient location you really can have it all. Inside, the spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The stylish kitchen is a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. When this happens and you offer your friends to spend the night, this home has the bonus a second bedroom, which could even accommodate a work area, keeping that master bedroom totally free to be your sanctuary of style and peace. So what about the rest of the apartment? We are happy to report, things get even better! The contemporary bathroom is a modern space to relax in after a hard day at work, having been well appointed and the property also comes with a private garden accessed from the outside. So we urge you to do one thing a book a viewing as there really is no compromise here, just come with the expectation that you'll be falling head over heels in love!



**FIRST FLOOR**

Hallway

Living/Dining Room  
15'5 x 11'2 maximum (4.70m x 3.40m maximum)

Kitchen  
11'10 x 10' (3.61m x 3.05m)

Bedroom  
13'7 x 11'11 maximum (4.14m x 3.63m maximum)



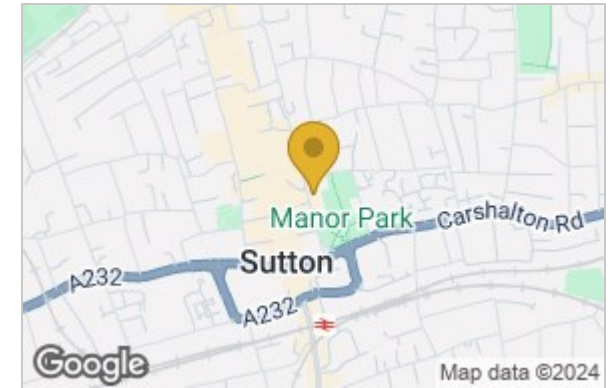
Bedroom  
8'3 x 6'6 (2.51m x 1.98m)

Bathroom  
10'11 x 5'10 (3.33m x 1.78m)

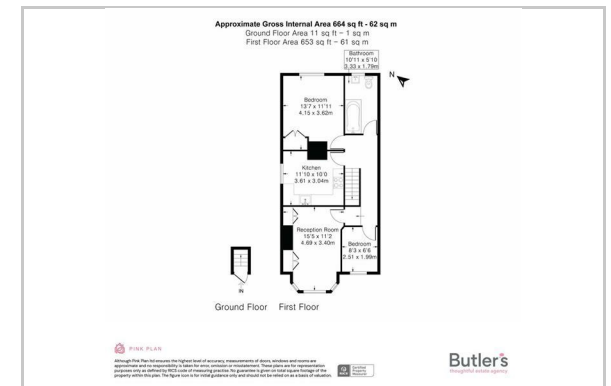
**OUTSIDE**

Private Garden

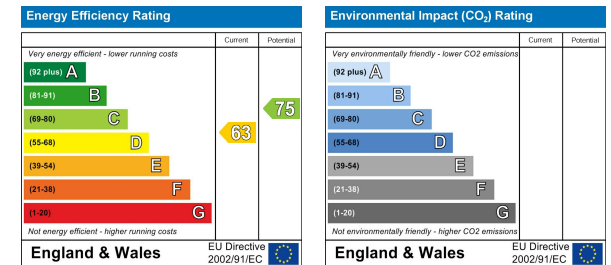
## Area Map



## Floor Plan



## Energy Efficiency Graph



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