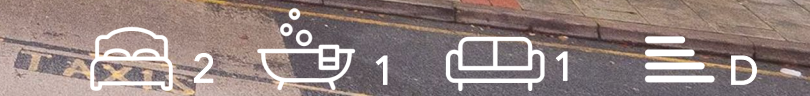


Butler's

thoughtful estate agency



Marshalls Road
Sutton, SM1 4DU
Guide price £270,000



Marshalls Road, Sutton, SM1 4DU

GUIDE PRICE £270,000 - £290,000 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 modern apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Marshalls Court just ticks so many boxes. Positioned within a coveted development in a central Sutton location, you'll love coming home after a hard day at work and into your lovely home, which is such fantastic place to live. The contemporary layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned, modern kitchen is a great place to cook up a storm in, which opens up to a large lounge that has space for a dining table, which is all perfect for when guests come over and you throw one of your famous dinner parties. In the bedrooms, the master has lots of space for your wardrobes, with a second bedroom that is also a sensible size, also being an area that could incorporate a work space. So, what about location? Well, you really are in the centre of it all here, being within a short distance into Sutton, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links, such as Sutton Mainline, West & Common stations whizzing you up to town in no time at all. So, downsides? Well, if you consider the property also has no onward chain we're struggling to find any!



GROUND FLOOR

Hallway

Kitchen/Lounge/Diner

17'9 x 13'4 maximum (5.41m x 4.06m maximum)

Bedroom

17'9 x 8'10 maximum (5.41m x 2.69m maximum)

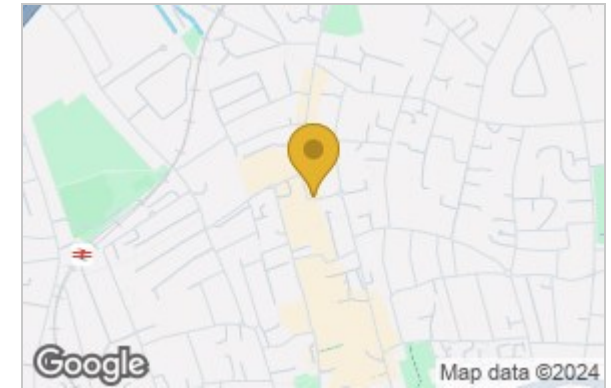
Bedroom

11'6 x 6'11 maximum (3.51m x 2.11m maximum)

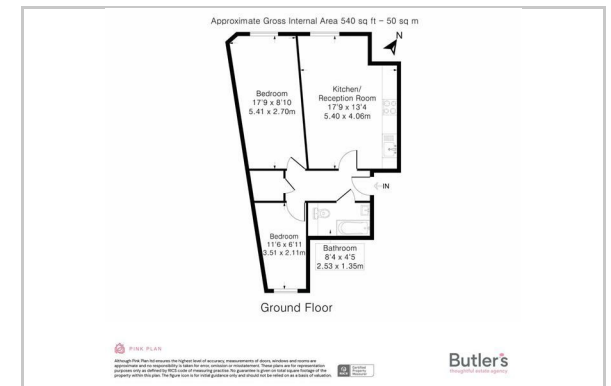
Bathroom

8'4 x 4'5 (2.54m x 1.35m)

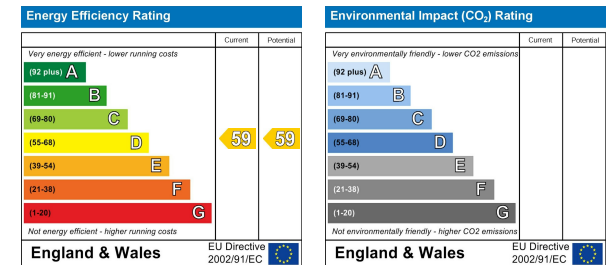
Area Map



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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