

Butler's

thoughtful estate agency



Kingswood Drive
Sutton, SM2 5NT
Guide price £260,000



Kingswood Drive, Sutton, SM2 5NT

Located in a highly coveted block and location in South Sutton, this spacious one bedroom second floor apartment really is the pinnacle of it's type in the area. It 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 well regarded development and is also one which is well looked after. What's more, the property is offered in incredible condition inside, with a modern kitchen that has a fabulous amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a large bedroom with space for your wardrobes and gorgeous refitted bathroom which serves all of the rooms. But we are saving the best until last! The wonderful living/dining room that is the 'jewel in the crown', 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, as the room can easily accommodate a dining area. Being on the second floor, you also benefit from fantastic elevated views and light coming in through the windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton& Belmont with a fantastic selection of shops, restaurants and bars, with Sutton & Belmont stations whizzing you up to London in no time at all. The final piece of the jigsaw comes by the way of a allocated parking, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner!



SECOND FLOOR

Hallway

Kitchen/Living/Dining Room
 24'1 x 11'10 maximum (7.34m x 3.61m maximum)

Bedroom
 16'1 x 9' maximum (4.90m x 2.74m maximum)

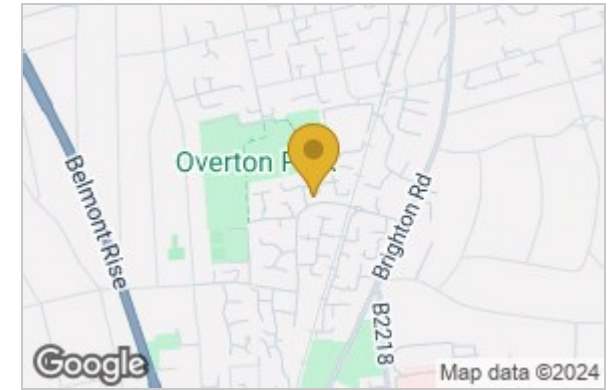
Shower Room
 7'3 x 6'5 (2.21m x 1.96m)

OUTSIDE

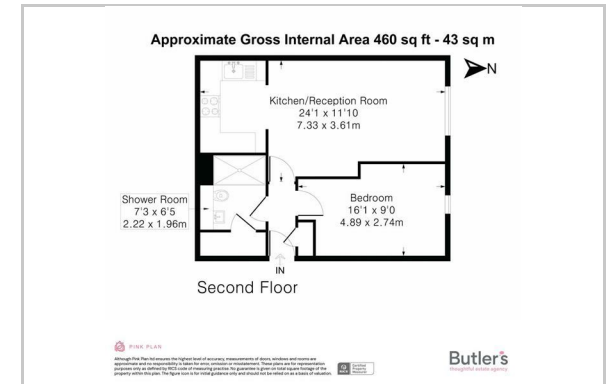
Allocated Parking

Communal Grounds

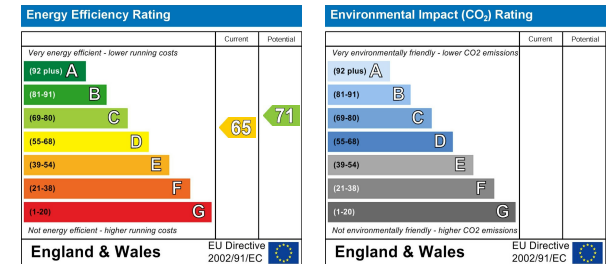
Area Map



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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk