

Butler's

thoughtful estate agency



34 - 38 Lind Road
Sutton, SM1 4PL

Guide price £300,000



34 - 38 Lind Road

Sutton, SM1 4PL

GUIDE PRICE £300,000 - £325,000 Whether you are looking to buy a home for the first time or are up, or downsizing, we're sure you are finding that 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 Lind Road ticks so many boxes. Positioned within a recently built development in a convenient and desirable Sutton road, you'll love pulling up to your attractive block at the end of a hard day's work and returning to your lovely home. Inside, the contemporary layout covers all bases and is a real crowd pleaser, with all rooms being in perfect harmony with one another. The well-proportioned, open plan kitchen is a great place in which to cook up a storm in and is integrated with large lounge, which has ample space for your dining table and furniture. Being the only property on the second floor, it's not just private but has elevated views which will appeal to friends coming over. On occasions like this, the apartment has an ace up its sleeve because if your friends are staying over for the night, they can enjoy the luxury of the spacious second bedroom with access to the bathroom, whilst you can relax in your master bedroom with en-suite shower room. So, what about location? The property is a short walk into the centre of Sutton, giving access to the many shops, restaurants and bars and excellent transport links from Sutton mainline station to London Victoria and London Bridge. It also means that there are a number of amenities on your doorstep: leisure clubs, open spaces and fabulous local schools, with excellent reputations at both primary & secondary level, close by. So, what are the downsides? With a wonderful communal garden for all of the residents, you'll be hard pushed to find any!

SECOND FLOOR

Hallway





Open Plan Kitchen/Living/Dining Area
17'1 x 15'3 (5.21m x 4.65m)

Bedroom
15'6 x 13' maximum (4.72m x 3.96m maximum)

En-Suite
6' x 4'3 (1.83m x 1.30m)

Bedroom
10'8 x 7'10 (3.25m x 2.39m)

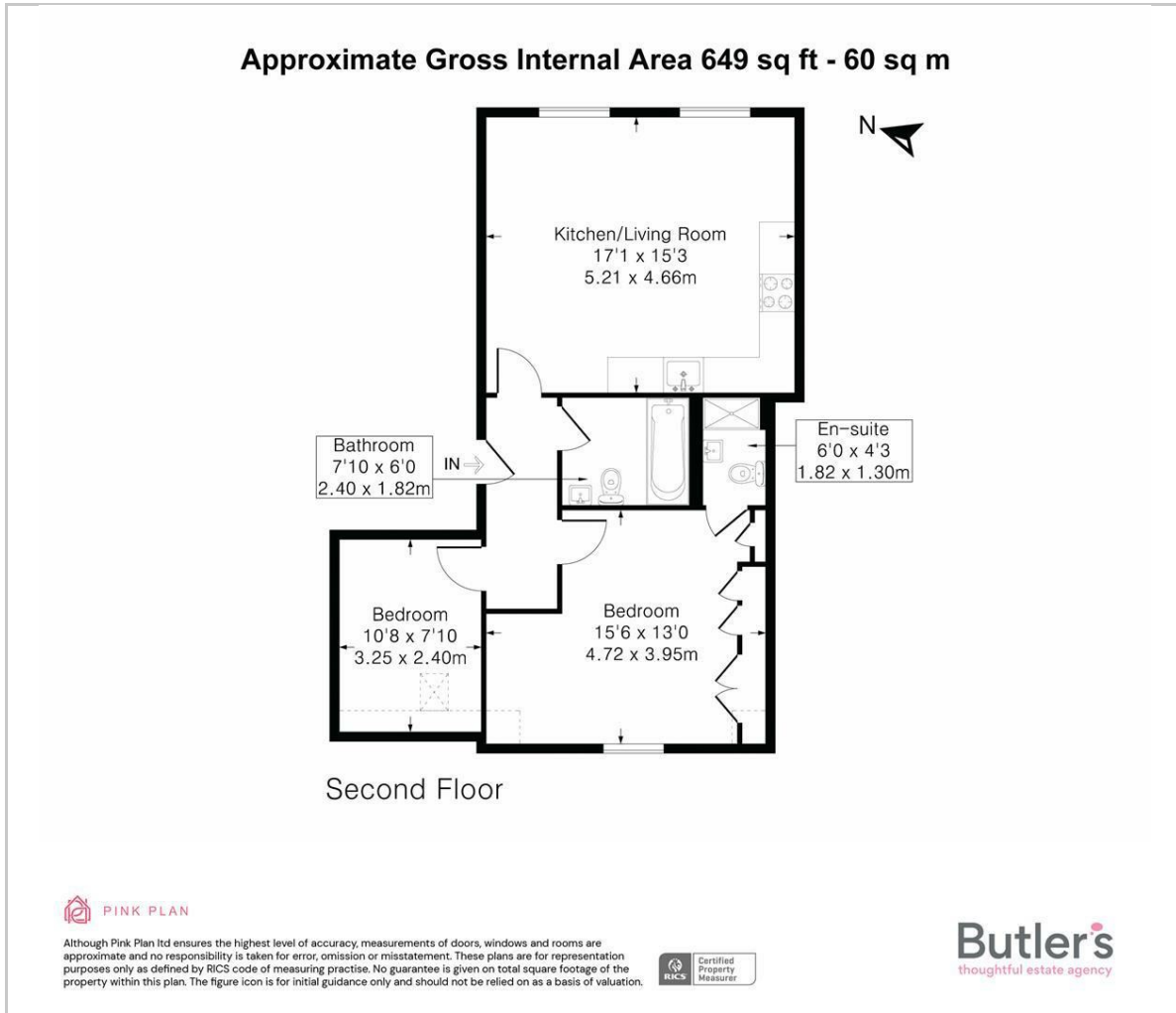
Bathroom
7'10 x 6' (2.39m x 1.83m)

OUTSIDE

Communal Garden Area



Floor Plan

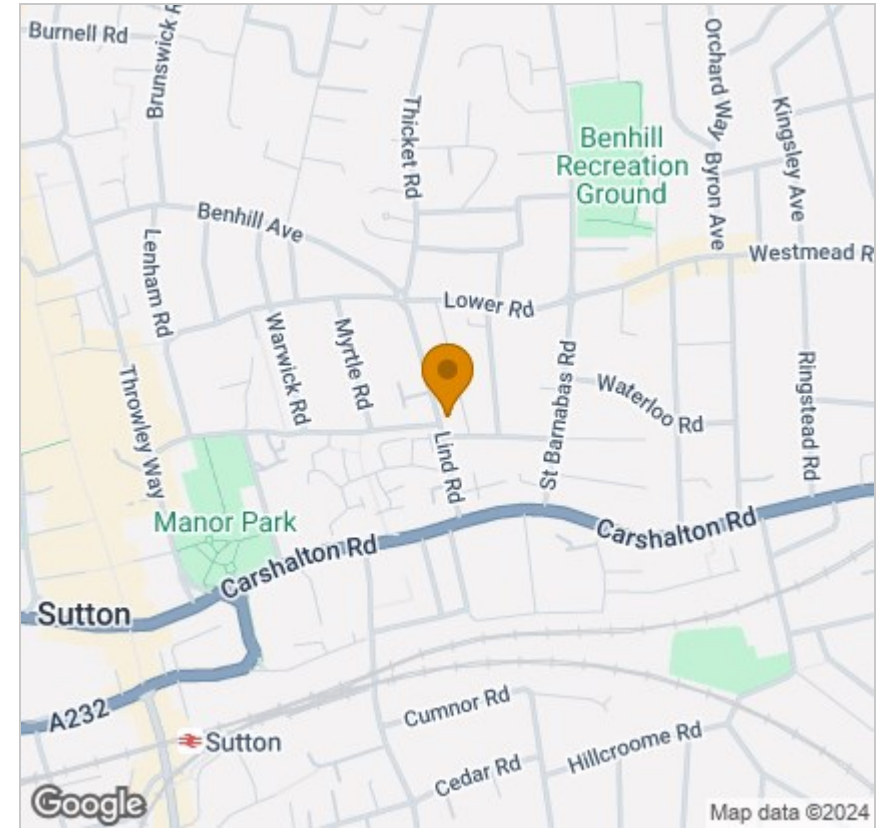


Viewing

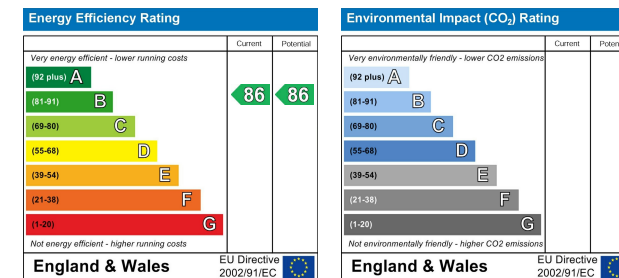
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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.