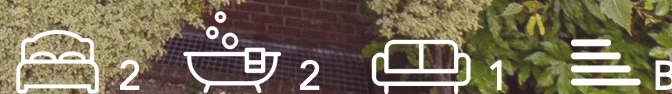


Butler's

thoughtful estate agency

Eaton Road
Sutton, SM2 5DN

Guide price £400,000



Eaton Road

Sutton, SM2 5DN

NO CHAIN & ONE OF THE LARGEST IN THE DEVELOPMENT! Allon Court is a prestigious, contemporary apartment that offers incredible space and benefits like no other property around. You'll be amazed sitting in your large living/dining room that doesn't just have enough room for you to sit back and relax, but also has ample room for you to entertain in, whether that be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. So, what about the rest of the property? Well you'll certainly not be disappointed with the stunning kitchen that has more than enough space to cook up a storm in, which makes up part of the sociable open plan living space. When it's time to catch up on some rest, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace which even benefits lots of space for storage and even has it's own en-suite. There is also a second bedroom which is a fantastic double size, and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in. All the rooms are served by a modern bathroom, with separate shower, that you can really chill out and relax in after a hard day of Teams calls. Outside, this handsome block is incredibly well-maintained with the apartment also boasting underground residents parking. Lastly we have to mention the location. Situated in a quiet road in South Sutton, you are incredibly close to Sutton station and the high street, with Sutton offering fabulous shopping & amenities. And how can we not mention the schools? The kids will benefit from some of the finest education in the country!





FIRST FLOOR

Hallway

Kitchen/Living/Dining Room
24'9 x 15' maximum (7.54m x 4.57m maximum)

Master Bedroom
15'9 x 10' (4.80m x 3.05m)

En-Suite
7'6 x 5'3 (2.29m x 1.60m)

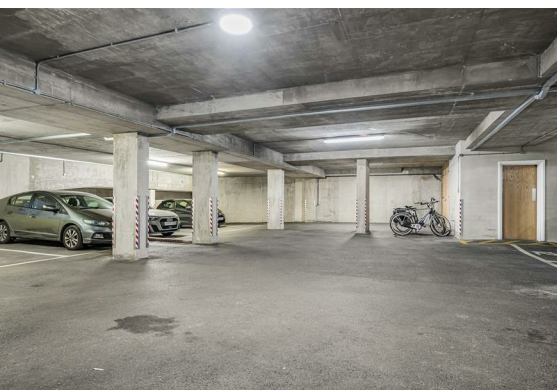
Bedroom 2
11'2 x 8'9 (3.40m x 2.67m)

Bathroom
8'8 x 7'4 (2.64m x 2.24m)

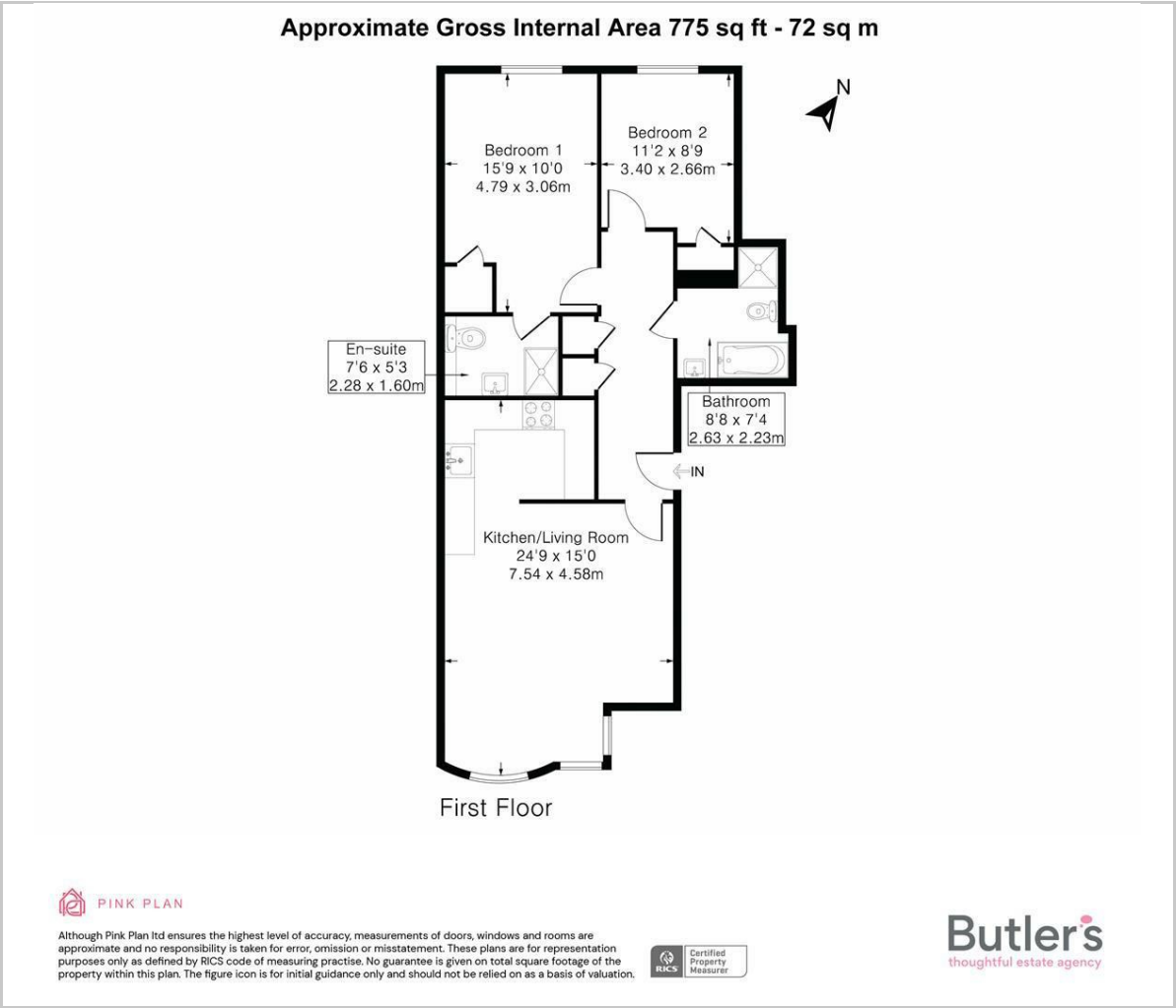
OUTSIDE

Secure Gated Underground
Parking

Communal Grounds



Floor Plan

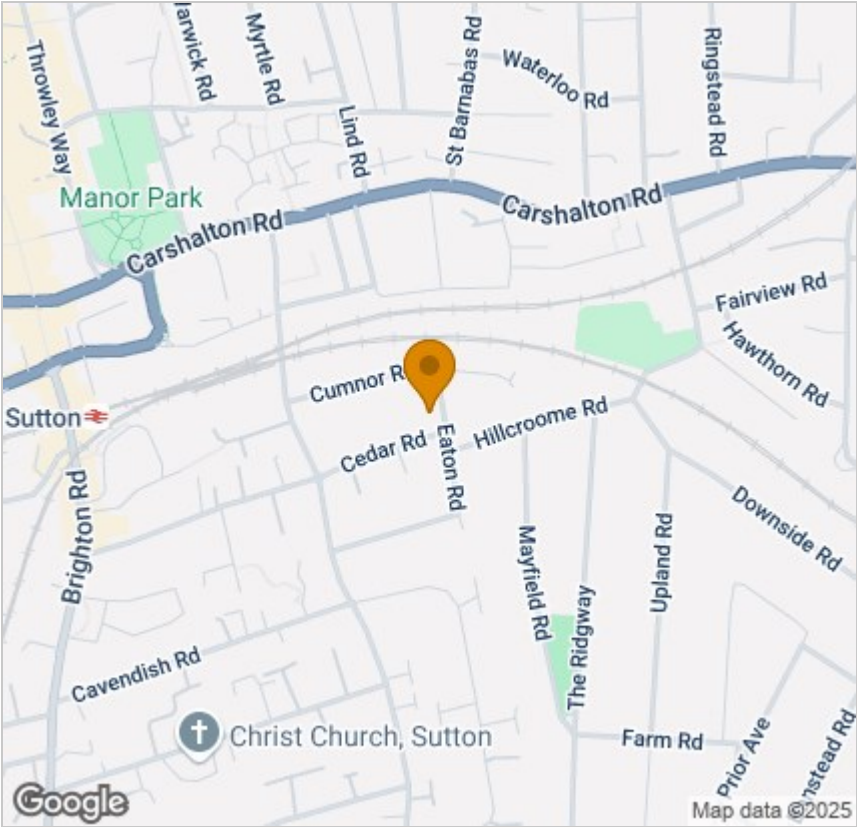


Viewing

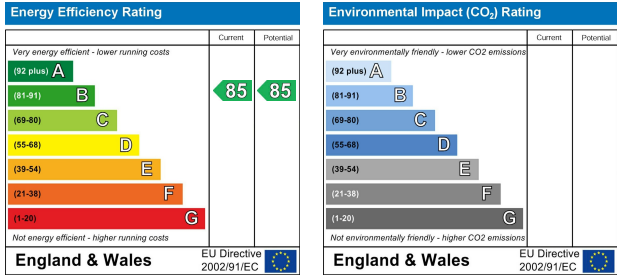
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.