



Basinghall Gardens  
Sutton, SM2 6AW

Guide price £375,000



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GUIDE PRICE £375,000 - £400,000 Few apartments come to market that offer as much as Basinghall Gardens. Offering so much space, you'll be amazed sitting in your huge living/dining room that doesn't just have enough room for you to sit back and relax in, but also has ample room for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, the room has access to a private enclosed balcony with elevated views, also being a place that you can use if you want to get everyone outside and into the fresh summer air!

So, what about the rest of the property? Well you'll certainly not be disappointed with the modern kitchen that has more than enough space to cook up a storm in, also benefiting from those lovely views when you do.

When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace, also coming with the benefit of having an integrated wardrobe. The second and third double bedrooms are also fantastic size and ones in 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, which is invaluable during these hybrid-working times.

All the rooms are served by a bathroom that you can really chill out and relax in after a hard day of Teams calls - as well as there being an separate W/C for ultimate convenience.

Outside, there is the bonus of a garage en-bloc and communal grounds reaching around the building. Lastly we have to mention the location. Situated in South Sutton, you are so close to town, being an extremely short distance to Sutton mainline station, with the high street having fabulous shopping & amenities - and how can we not mention the schools? The kids will benefit from some of the finest education in the country!





## SECOND FLOOR

Hallway

Living Room

16'6 x 14'11 (5.03m x 4.55m)

Dining Room

8'5 x 7'2 (2.57m x 2.18m)

Kitchen

8'5 x 7'7 (2.57m x 2.31m)

Bedroom

15'2 x 11'9 maximum (4.62m x 3.58m maximum)

Bedroom

12' 8 x 7'5 maximum (3.66m x 2.44m x 2.26m maximum)

Bedroom

9'5 x 9' maximum (2.87m x 2.74m maximum)

Bathroom

8'4 x 5'7 (2.54m x 1.70m)

Separate W/C

3'9 x 2'6 (1.14m x 0.76m)

## OUTSIDE

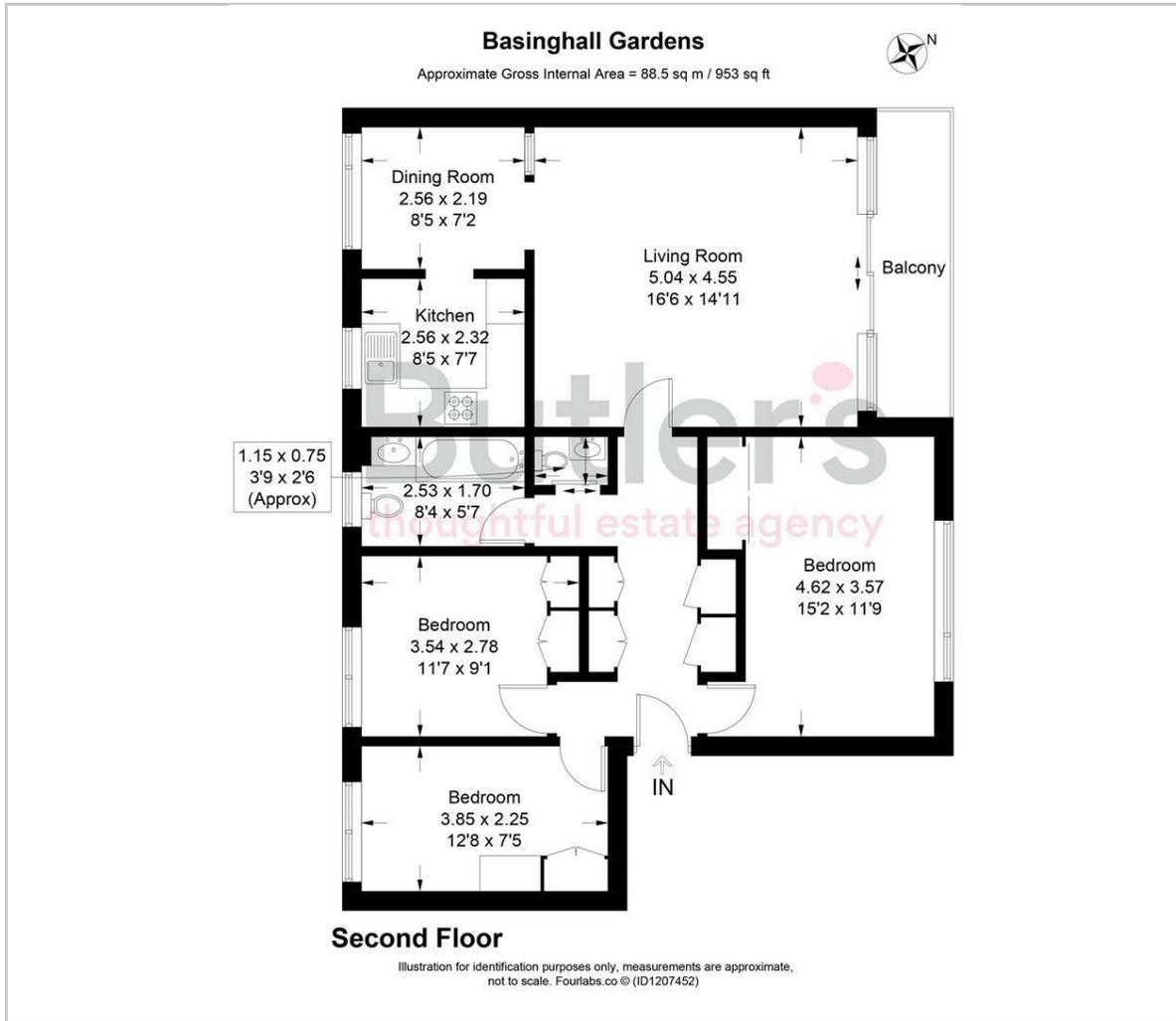
Private Balcony

Garage En-Bloc

Residents Permit Parking

Communal Grounds

## Floor Plan

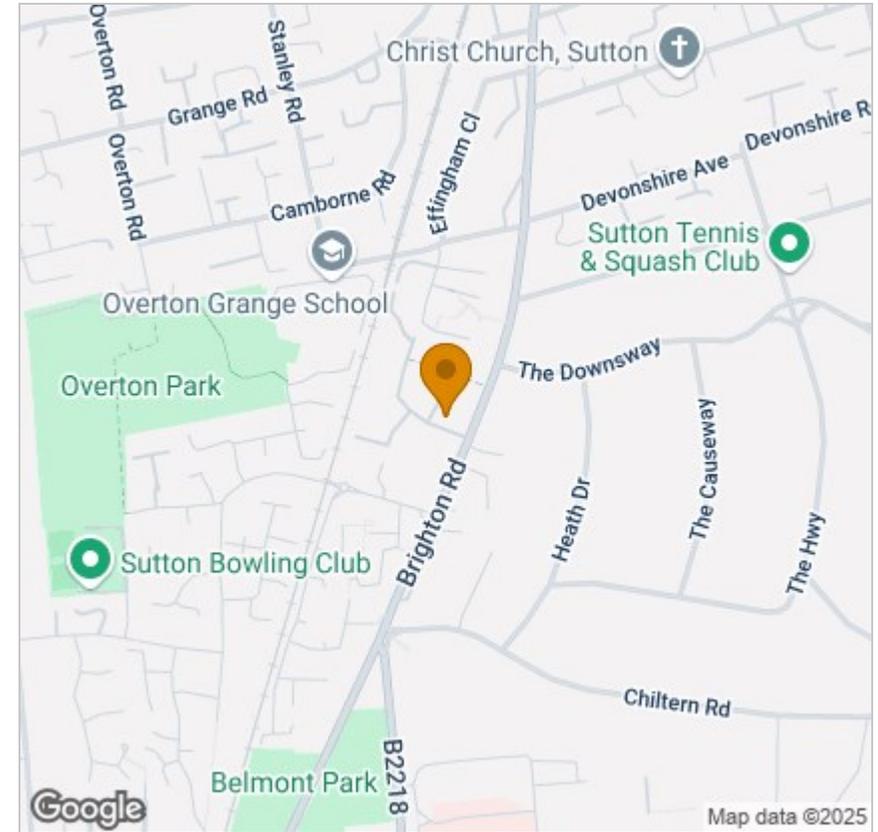


## Viewing

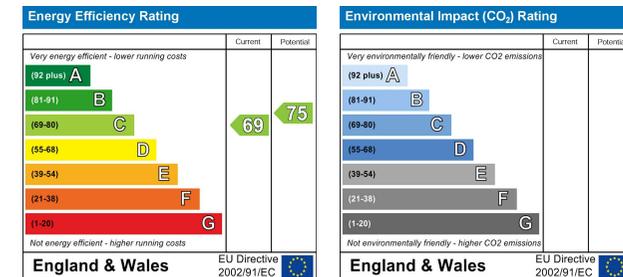
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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