

Butler's
thoughtful estate agency

Cavendish Road
Sutton, SM2 5EH
Guide price £225,000



Cavendish Road, Sutton, SM2 5EH

GUIDE PRICE £235,000 - £245,000 Nestled in a prominent and coveted position in South Sutton, this spacious one bedroom second floor apartment offers just so much in this price range. It really 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 desirable block is well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered in good condition inside, with a kitchen that has a great amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a fantastic bedroom with lots of space for your wardrobes and a bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is 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, with lovely elevated outlooks when they do. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of communal residents parking and there being no onward chain.



SECOND FLOOR

Hallway

Living/Dining Room
18'3 x 9'9 (5.56m x 2.97m)

Kitchen
7'11 x 6' (2.41m x 1.83m)

Bedroom
15'9 x 8'6 (4.80m x 2.59m)

Bathroom
6' x 5'9 (1.83m x 1.75m)

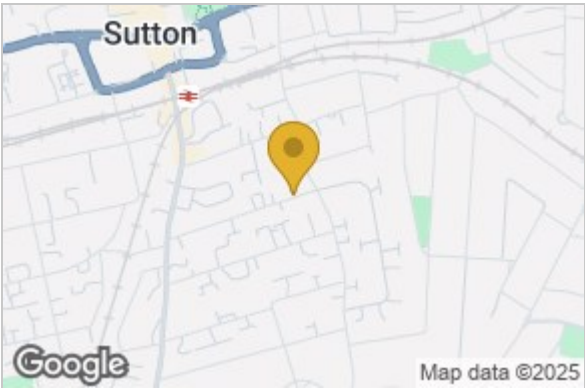


OUTSIDE

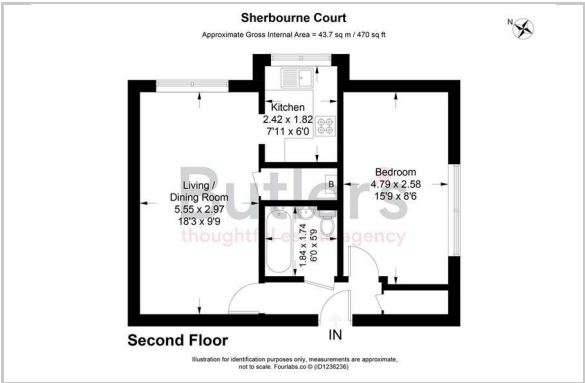
Residents Parking

Communal Grounds

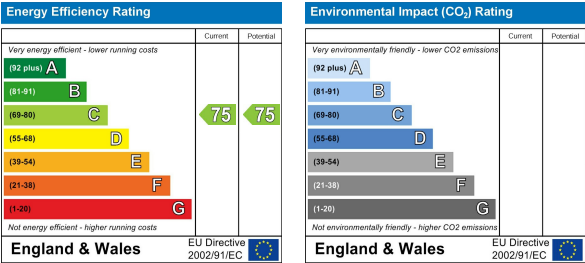
Area Map



Floor Plan



Energy Efficiency Graph



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