

Butler's

thoughtful estate agency

Langley Park Road
Sutton, SM2 5GZ

Guide price £375,000



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GUIDE PRICE £375,000 - £400,000. SPLIT LEVEL! This is a rare opportunity to own a totally unique, 2 double bedroom duplex apartment that feels just like a house! At Kinsale Grange you are positioned in a handsome modern development, set in a coveted location in South Sutton, being extremely close to amazing local amenities, schooling and transport links, getting you into central London in under half an hour from Sutton Mainline Station. This is a truly amazing and rare home that offers unrivaled accommodation - and really is a one off in the area. Split over two floors, there is space in abundance, all being offered in excellent condition that means that you can move in and start to enjoy immediately.

All the rooms are well-proportioned and offer a huge amount of flexibility for you to have a setup that suits your own lifestyle or circumstance. On the lower floor you have a fabulous modern kitchen, cloakroom and double bedroom which is perfect for the kids or if you have guests to stay which will allow them to have their own privacy.

On the upper level a huge master bedroom provides a more private space with a modern bathroom adjacent. The bedroom offers impressive storage with dedicated walk-in wardrobes. The living/dining area back on the ground floor is also stunning with enough space to comfortably relax in and eat, which also gives access to a private balcony, perfect for getting out into the fresh summer air of an evening, chatting about the events of the day.

On the outside, you'll also be overjoyed to find allocated parking in a secured gateway to the rear of the building alongside driveway parking for guests and off-street parking, adding gloss to what is the total package.





SECOND FLOOR

Hallway

Living/Dining Room
17' x 10'5 (5.18m x 3.18m)

Kitchen
10'1 x 8' (3.07m x 2.44m)

Bedroom
11'11 x 8'9 (3.63m x 2.67m)

Cloakroom
5'9 x 3'1 (1.75m x 0.94m)

THIRD FLOOR

Landing

Master Bedroom
17'1 x 16' maximum (5.21m x 4.88m maximum)

Bathroom
10' x 4'8 (3.05m x 1.42m)

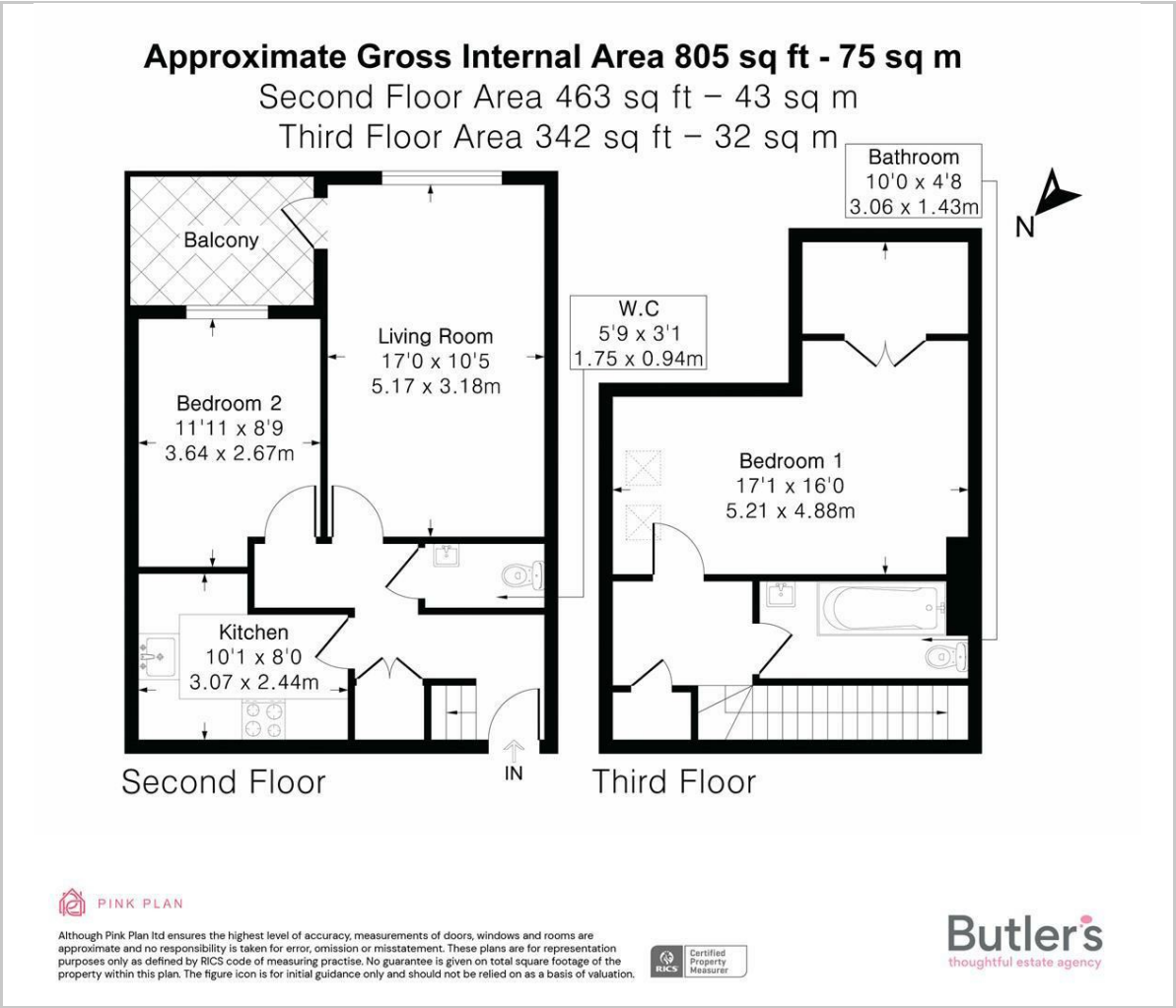
OUTSIDE

Private Balcony

Allocated Parking



Floor Plan



Viewing

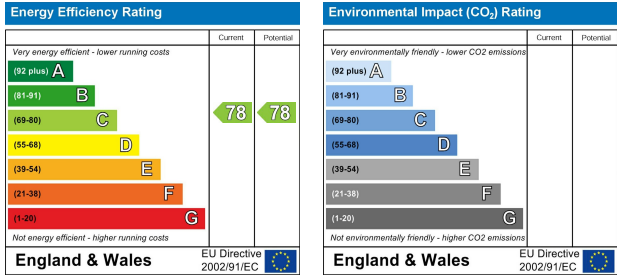
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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