

# Butler's

thoughtful estate agency



All Saints Road  
Sutton, SM1 3DB  
Guide price £280,000



# All Saints Road, Sutton, SM1 3DB

GUIDE PRICE £280,000 - £300,000 This wonderful block is positioned within in a central location in Sutton and is well maintained - with this particular apartment benefiting from a long lease and a share in the freehold. Inside, you'll be amazed sitting in your spacious living room that doesn't just have ample 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. So, what about the rest of the property? The kitchen that has more than enough space to cook up a storm in, also benefiting from elevated views when you do. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that will be your own little sanctuary of style and peace. The second bedroom is also a good size and one which would be 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 if you hybrid work. All the rooms are served by a modern bathroom - perfect for you to take some time for yourself after a day of teams calls! Outside, the landscaped gardens reach around the building, but the property also features another big bonus - an allocated parking space; such a bonus for a property so close to town. Lastly, we have to mention the location. Situated close to the town center, you are also only a stones throw from Sutton Common station and the high street with fabulous shopping & amenities. And how can we not mention the schools? If needed, the kids will benefit from some of the finest education in the country.



## SECOND FLOOR

### Hallway

### Living/Dining Room

19' x 12'9 (5.79m x 3.89m)

### Kitchen

11'5 x 7'9 (3.48m x 2.36m)

### Bedroom

14'4 x 9'2 (4.37m x 2.79m)

### Bedroom

10'11 x 7'1 (3.33m x 2.16m)

### Bathroom

7'9 x 6'7 (2.36m x 2.01m)

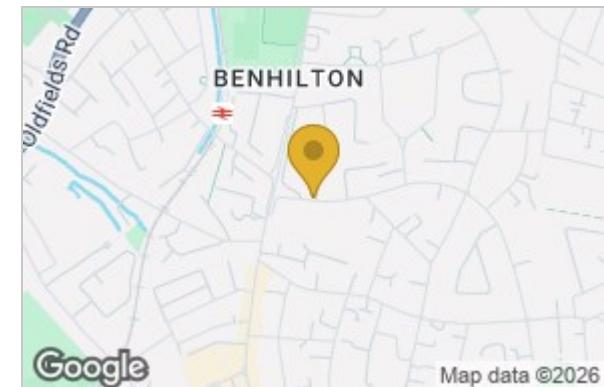
### OUTSIDE

### Allocated Parking Space

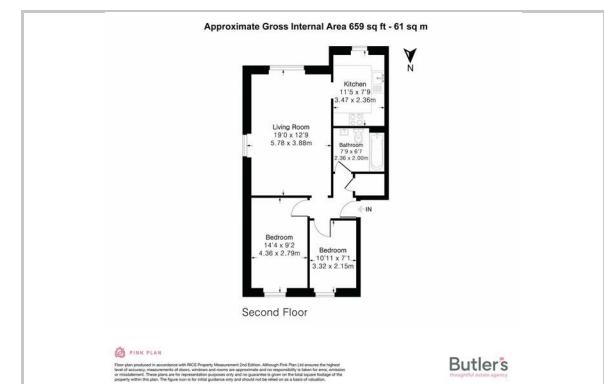
### Communal Grounds



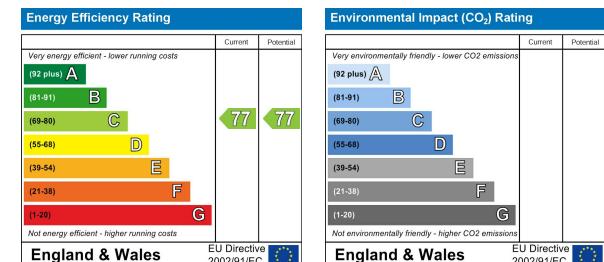
## Area Map



## Floor Plan



## Energy Efficiency Graph



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