



Butler's  
thoughtful estate agency

Devonshire Avenue  
Sutton, SM2 5JJ  
Guide price £325,000





# Devonshire Avenue, Sutton, SM2 5JJ

GUIDE PRICE £325,000 - £350,000 Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties in the right situation on the market, with you having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Having been recently updated, Devonshire House is a wonderful apartment that just ticks so many boxes. Positioned within a convenient & desirable road in South Sutton you really can have it all. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The modern kitchen is a great place to cook up a storm in, with a stunning lounge that has a separate space to dine, also giving direct access onto a private balcony. The bedrooms are a fabulous size, which is also perfect if you are working from home or if you have a child. There is also a stylish shower room for maximum convenience. Location wise, you really are in the center of it all here, being on the doorstep of Sutton, where there is a vast selection of shopping facilities, restaurants and bars, with Sutton Mainline station a very short walk away, whizzing you up to town in under half an hour. So, any downsides? Well if you consider the property also has no onward chain, we're struggling to find any!



## GROUND FLOOR

Hallway

Kitchen

9'1 x 7'6 (2.77m x 2.29m)

Living/Dining Room

25'4 x 14'6 maximum (7.72m x 4.42m maximum)

Lobby

Bedroom

14' x 12'2 maximum (4.27m x 3.71m maximum)

Bedroom

14'11 x 7'1 maximum (4.55m x 2.16m maximum)

Shower Room

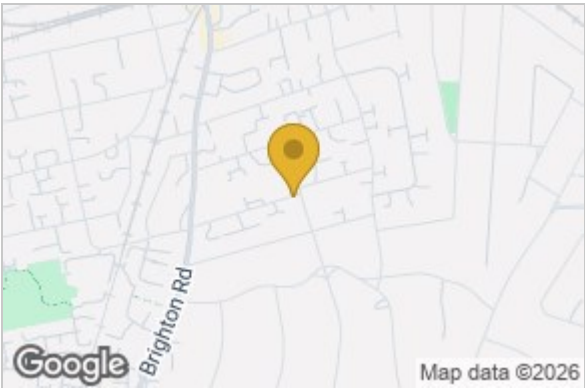
9'10 x 4'11 maximum (3.00m x 1.50m maximum)

OUTSIDE

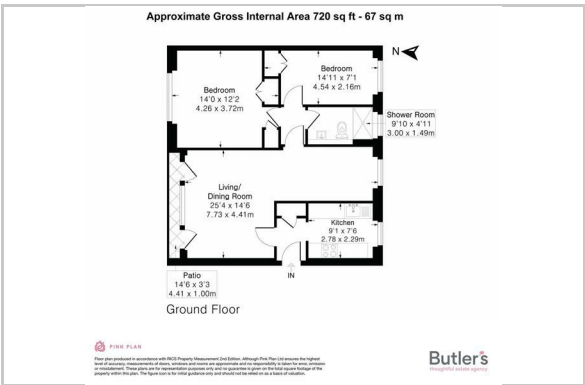
Private Balcony

Communal Parking Area

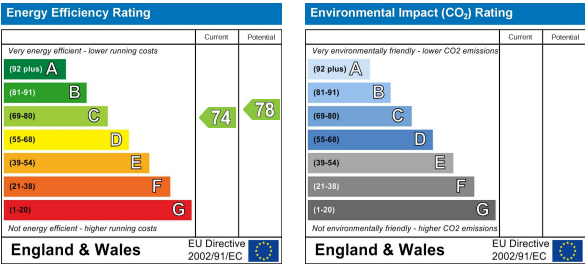
## Area Map



## Floor Plan



## Energy Efficiency Graph



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