Butler's

thoughtful estate agency

All Saints Road

Sutton, SM1 3DH

Guide price £375,000

2 1 1 D

All Saints Road, Sutton, SM1 3DH

GUIDE PRICE £375,000 - £400,000 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 condition 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. All Saints Road is a stunning maisonette that just ticks so many boxes. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into the private entrance of your wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A modern kitchen/diner is a great place to cook up a storm in, with fabulous lounge that has access to a private balcony with elevated views. The bedrooms are a double size, which is also perfect if you are working from home or if you have a child. On the outside, there is a private garden accessed directly from the property, which is currently not segregated, however there is the option to do so if desired. 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, and either Sutton or Sutton Common station whizzing you up to town in no time at all. So, any downsides? Well if you consider the property also has a garage en-bloc, were struggling to find any!

GROUND FLOOR

Entrance

FIRST FLOOR

Hallway

Living/Dining Room
18'6 x 12' (5.64m x 3.66m)

Kitchen
17'5 x 11'4 (5.31m x 3.45m)

Bedroom
13'11 x 12' (4.24m x 3.66m)

Bedroom
15'1 x 8'2 (4.60m x 2.49m)

Bathroom
6'7 x 5'9 (2.01m x 1.75m)

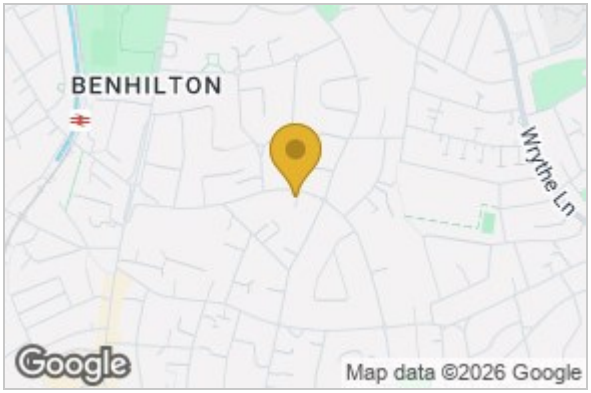
OUTSIDE

Private Balcony
12' x 3'11 (3.66m x 1.19m)

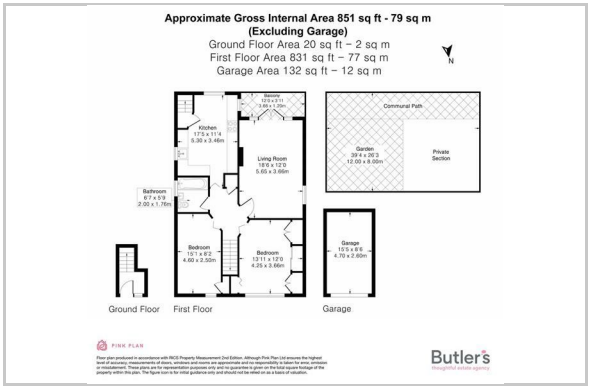
Private Rear Garden

Garage En-Bloc
15'5 x 8'6 (4.70m x 2.59m)

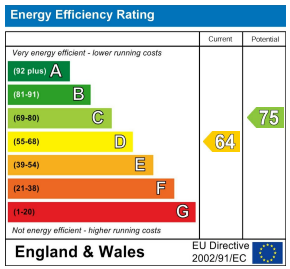
Area Map

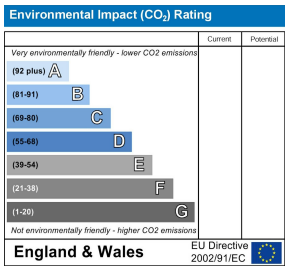


Floor Plan



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: sutton@butlershomes.co.uk butlershomes.co.uk