



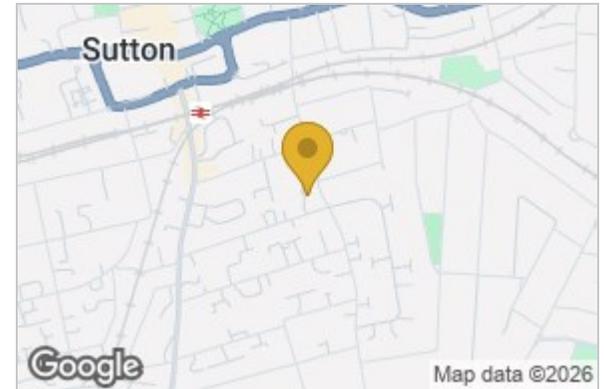
Ambleside Gardens  
Sutton, SM2 5HN  
Offers over £290,000



# Ambleside Gardens, Sutton, SM2 5HN

Few apartments come to market that offer as much as Ambleside Gardens. Being such a great layout and size, 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 space 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. What's more, all the light and airy rooms have elevated views as you are on the third floor. So, what about the rest of the accommodation? Well you'll certainly not be disappointed with the huge amount of storage and the spacious kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace - with you also having lots of space for your wardrobes. The second bedroom is also a good size and one which is 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 during these hybrid working times. All the rooms are served by a modern family bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the communal gardens wrap around the building, but the property features another big bonus - a garage - super convenient for parking or storage! Lastly we have to mention the location. Situated close to Sutton, you are only a stones throw from the mainline station, 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!

## Area Map



### THIRD FLOOR

Hallway

Living/Dining Room  
14'4 x 14'3 (4.37m x 4.34m)

Kitchen  
10'6 x 7'3 (3.20m x 2.21m)

Bedroom  
14'5 x 9'6 (4.39m x 2.90m)

Bedroom  
11'2 x 7'11 maximum (3.40m x 2.41m maximum)

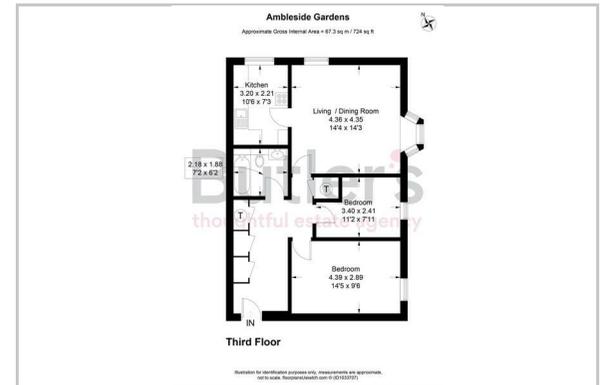
Bathroom  
7'2 x 6'2 (2.18m x 1.88m)

OUTSIDE

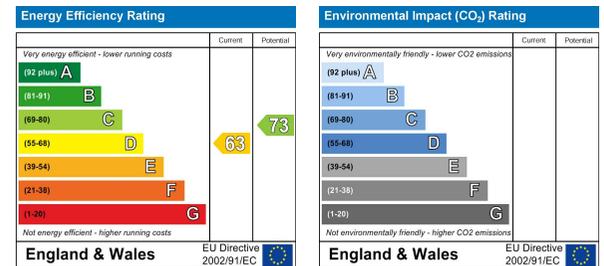
Garage

Communal Grounds

## 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 firm's 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](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)