Butler's

thoughtful estate agency



Chaucer Gardens

Sutton, SM1 2QZ

Offers over £300,000

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Chaucer Gardens, Sutton, SM1 2QZ

Nestled in a prominent position in Sutton, this spacious 3 bedroom split-level apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment.
What's more, the property is offered in fantastic condition, having been updated from top to bottom by the current owners.
Inside, the large, well-appointed kitchen/diner doesn't just have ample amount of workspace for you to really cook up a storm in, but also great to spend time in while you do so with your family. The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends come over and entertain in, with the room also easily being able to accommodate a dining or work area. With this room also being elevated, you also benefit from wonderful views from your large private balcony.
These generous sizes are consistent throughout, with three fantastic bedrooms, all benefiting from either having integrated wardrobes or lots of space for some. The property also boasts two modern bathrooms serving each of the floors.
On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton, with a fantastic selection of shops, restaurants and bars, with Sutton mainline and Common Stations stations whizzing you up to London in well under an hour door to door!
The final piece of the jigsaw comes by the way of a garage en-bloc and no onward chain!





SECOND FLOOR

Private Entrance

Living Room
16'1 x 12' (4.90m x 3.66m)

Kitchen/Breakfast Room
16'1 x 8'8 (4.90m x 2.64m)

Shower Room
5'4 x 4'9 (1.63m x 1.45m)

THIRD FLOOR

Landing

Bedroom
14'1 x 9'9 (4.29m x 2.97m)

Bedroom
12' x 8'1 (3.66m x 2.46m)

Bedroom
8'11 x 7'7 (2.72m x 2.31m)

Bathroom
6'9 x 5'10 (2.06m x 1.78m)

OUTSIDE

Private Balcony

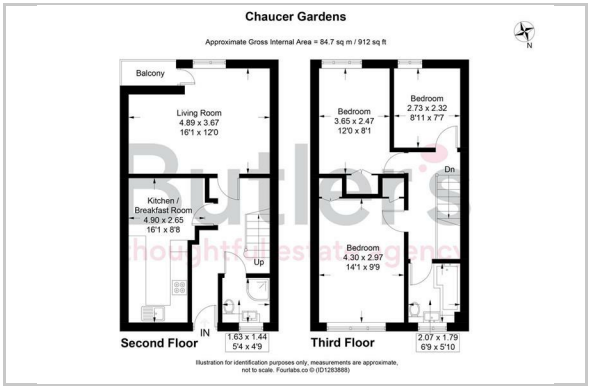
Garage En-Bloc

External Storage

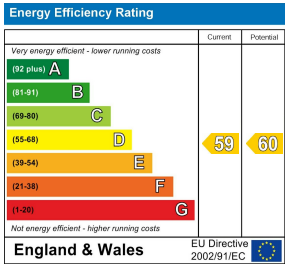
Area Map

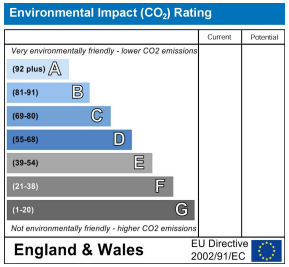


Floor Plan



Energy Efficiency Graph





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