Butler's

thoughtful estate agency

Lymescote Gardens

Sutton, SM1 2PN

Guide price £280,000

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Lymescote Gardens, Sutton, SM1 2PN

GUIDE PRICE £280,000 - £290,000 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. Lymescote Gardens is a wonderful apartment that just ticks so many boxes. Positioned within a convenient & quiet road in Sutton 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 your wonderful property. 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 spacious lounge that has space to dine, with there also being direct access onto a large communal garden for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! 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 bathroom for maximum convenience. Outside is where you really are spoilt. The grounds are a great space to get together during the warmer months or to play with the children. 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 Common station a very short walk away, whizzing you up to town in under an hour.

GROUND FLOOR

Hallway

Living/Dining Room
13' x 12'8 (3.96m x 3.86m)

Kitchen
8' x 7'3 (2.44m x 2.21m)

Bedroom
13'9 x 10'2 maximum (4.19m x 3.10m maximum)

Bedroom
12'3 x 8'8 (3.73m x 2.64m)

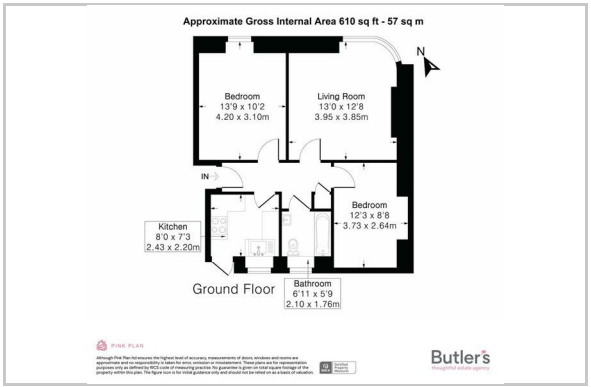
Bathroom
6'11 x 5'9 (2.11m x 1.75m)

OUTSIDE

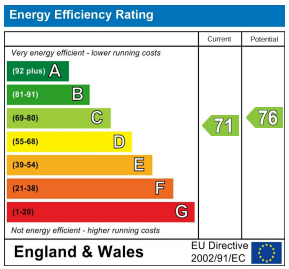
Rear Communal Garden

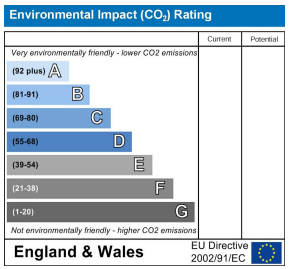
Area Map

Floor Plan



Energy Efficiency Graph





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