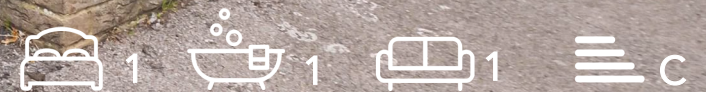


# Butler's

thoughtful estate agency



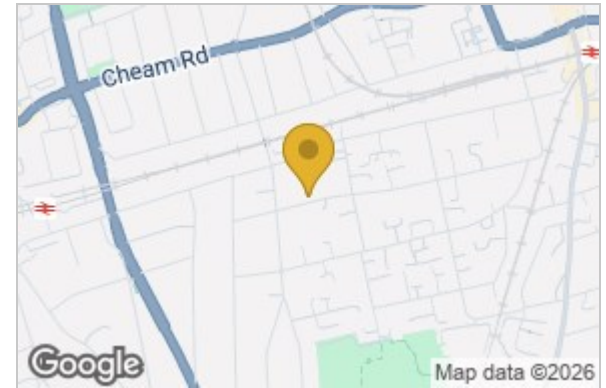
84 Worcester Road  
Sutton, SM2 6QQ  
Guide price £280,000



# 84 Worcester Road, Sutton, SM2 6QQ

Positioned in one of the most coveted & leafy roads in South Sutton, this second (top) floor purpose built apartment is set within an intimate building and offered in excellent condition inside, having been recently redecorated and well looked after by the current owner. Internally, there is a fantastic layout, with a large lounge/diner that is a great place to not just relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a dining table that will allow you to throw one of your famous dinner parties, made even more comfortable with the addition of cooling air conditioning. The brilliant condition continues throughout, with a semi-open plan kitchen adjacent, that has loads of workspace to cook up a storm in, along with an equally sizable bedroom with loads of space for large wardrobes and a bathroom that is a sanctuary of style and peace, a lovely place to relax in after hard day at the office. Outside, the property further benefits from communal grounds and allocated parking to the rear - further adding to the appeal. Lastly, location wise, you aren't just incredibly well located next to fantastic local amenities at hand in Sutton & Cheam High Streets, but also Sutton & Cheam train stations are close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on what is the pinnacle of it's type in the area!

## Area Map



### SECOND FLOOR

Hallway

Living/Dining Room

23'11 x 10'10 maximum (7.29m x 3.30m maximum )

Kitchen

11'6 x 6'11 (3.51m x 2.11m)

Separate W/C

Bedroom

19'11 x 9'10 maximum (6.07m x 3.00m maximum )

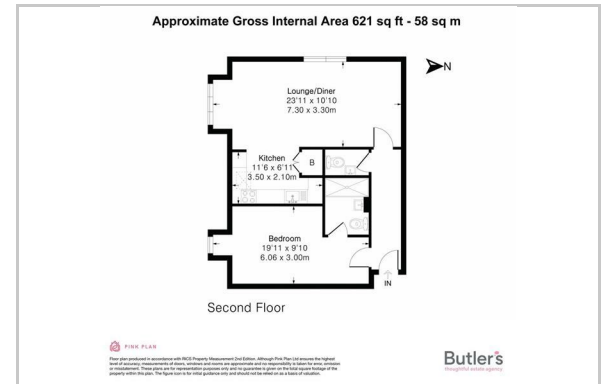
Bathroom

### OUTSIDE

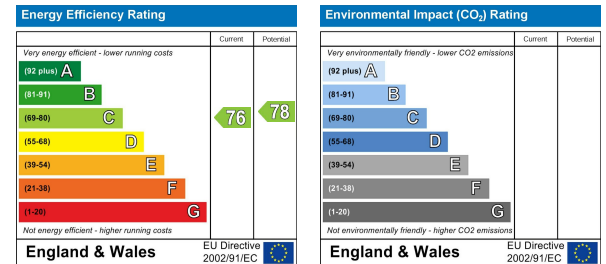
Allocated Parking

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.

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