Butler's
thoughtful estate agency

Thicket Road
Sutton, SM1 4QY
Guide price £325,000

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GUIDE PRICE: £325,000 - £350,000. The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At The Briar, you can have it all, being in such a convenient location, with the added lustre of being in a modern and coveted development. Unusually for a property as recently built as this, there is also the fantastic benefit of having gated allocated parking which offers the new owners the convenience of not having to secure parking on street or at a nearby carpark. Inside, this modern apartment will impress with its amazing layout in the living/dining area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now! When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your large bed and wardrobes in both the rooms! Kids, guests, flat mate or home office - nobody will be disappointed! Finishing off this wonderful home is a kitchen & family modern bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. Lastly, the property also boasts a very special feature - direct access to an enclosed private balcony with amazing views as you are on the top floor of the building. If you yearn for something even larger, there is an excellent selection of open green spaces close by and benefit of fantastic schooling if needed.

THIRD FLOOR

Hallway

Living/Dining Room
16'1 x 14'3 (4.90m x 4.34m)

Kitchen
11'5 x 8'2 (3.48m x 2.49m)

Master Bedroom
17'8 x 14'7 maximum (5.38m x 4.45m maximum)

En-Suite
7'9 x 5'1 (2.36m x 1.55m)

Bedroom
17'9 x 14'7 maximum (5.41m x 4.45m maximum)

Bathroom
10'9 x 7'2 (3.28m x 2.18m)

OUTSIDE

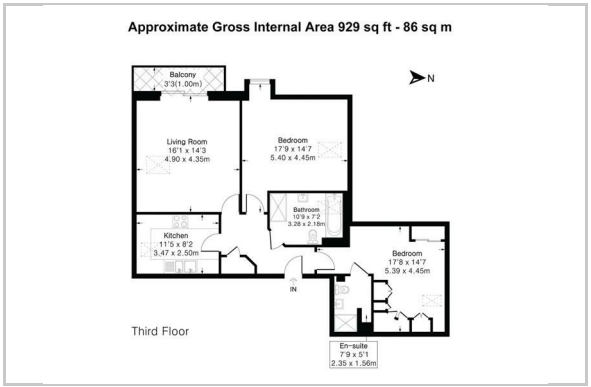
Balcony

Gated Allocated Parking

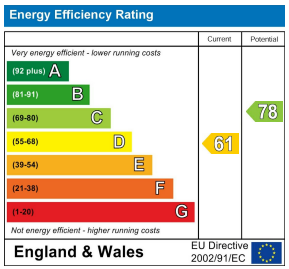
Communal Grounds

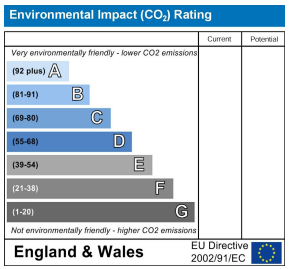
Area Map

Floor Plan



Energy Efficiency Graph





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