

# Butler's

thoughtful estate agency



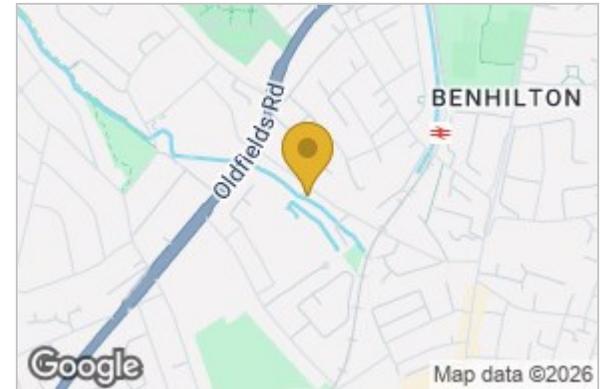
113 Stayton Road  
Sutton, SM1 2PS  
Guide price £280,000



# 113 Stayton Road, Sutton, SM1 2PS

GUIDE PRICE £280,000 - £300,000 This wonderful block is positioned within in a central location in Sutton and is well maintained - with this particular apartment benefiting from a long lease and no onward chain. Inside, 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 ample room 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. So, what about the rest of the property? The kitchen that has more than enough space to cook up a storm in, also benefiting from elevated views when you do. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that will be your own little sanctuary of style and peace. The second bedroom is also a good size and one which would be 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 if you hybrid work. All the rooms are served by a modern bathroom - perfect for you to take some time for yourself after a day of teams calls! Outside, the landscaped gardens reach around the building, but the property also features another big bonus - a garage and residents parking! Such a bonus for a property so close to town. Lastly, we have to mention the location. Situated close to the town center, you are also only a stones throw from Sutton Common station and 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



### FIRST FLOOR

Hallway

Living/Dining Room  
15'4 x 14' (4.67m x 4.27m)

Kitchen  
10'8 x 5'6 (3.25m x 1.68m)

Bedroom  
12'11 x 9'8 (3.94m x 2.95m)

Bedroom  
8'10 x 8'5 maximum (2.69m x 2.57m maximum)

Bathroom  
7'3 x 6'7 (2.21m x 2.01m)

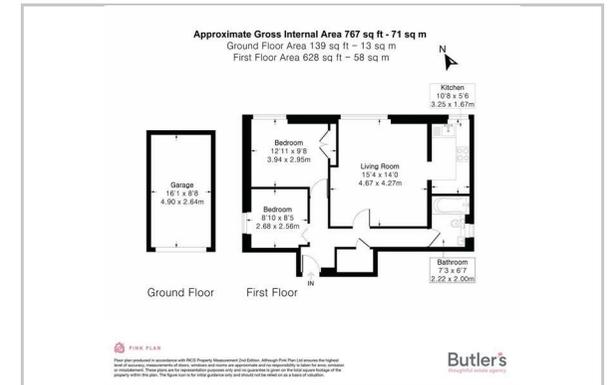
### OUTSIDE

Garage En-Bloc  
16'1 x 8'8 (4.90m x 2.64m)

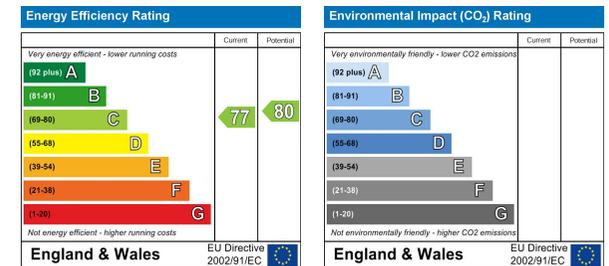
Communal Parking Area

### Communal Grounds

## Floor Plan



## Energy Efficiency Graph



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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)