

Butler's  
thoughtful estate agency

Cleaning Shop

KEEP CALM  
WE WILL  
IRON FOR YOU!

Station Road  
Sutton, SM2 6BG  
Guide price £425,000

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Station Road, Sutton, SM2 6BG

If you are looking for a totally unique and one off property, then we may just have the answer to your prayers at Station Road. This fantastic 3 double bedroom split level apartment is set over 2 levels, having bags of space and will be a place you'll be proud to call your home - this really is an opportunity too good to miss! Location-wise, you are situated in a highly coveted position in the heart of Belmont, on the doorstep of excellent amenities, open spaces and transport links - such as Belmont Mainline station being a very short walk away, providing quick links into town. If needed, you will also have access to outstanding schooling, which is also in close proximity. On the outside, you'll appreciate the landscaped garden accessed directly from the apartment which is a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over, perfect during these warmer months. Within the property itself, you'll appreciate the generous sizes of all the rooms, with the property being ready to move into. The layout currently offers a huge amount of versatility, with a large lounge/dining area, adjacent to a similarly impressive kitchen/breakfast room, with plenty of worksurfaces to cook up a storm in. Continuing the theme with large proportions, there are three great-sized bedrooms positioned over 2 levels, all served by a beautiful, refitted shower room on the lower floor with a separate cloakroom on the upper level.



GROUND FLOOR

Entrance

FIRST FLOOR

Hallway

Living/Dining Room  
16'9 x 16'2 (5.11m x 4.93m)

Kitchen  
13'9 x 11'9 (4.19m x 3.58m)

Shower Room  
9'5 x 6'11 (2.87m x 2.11m)

Bedroom  
13' x 11'11 (3.96m x 3.63m)

SECOND FLOOR

Landing

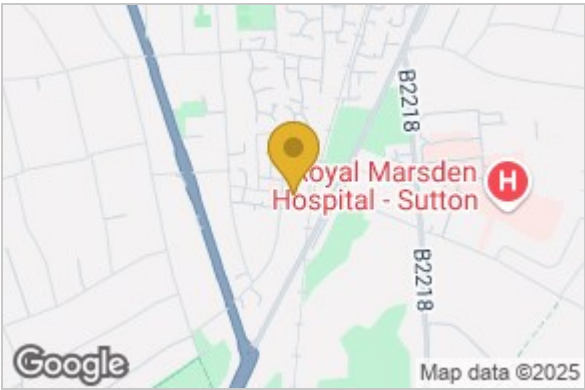
Bedroom  
15'11 x 10'2 maximum (4.85m x 3.10m maximum)

Bedroom  
10'11 x 9'10 maximum (3.33m x 3.00m maximum)

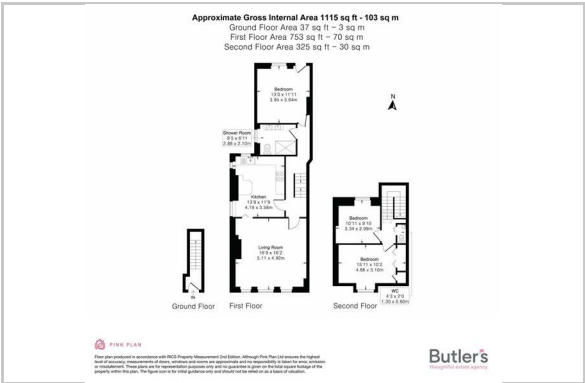
Seperate W/C  
4'3 x 2' (1.30m x 0.61m)

OUTSIDE  
Private Garden

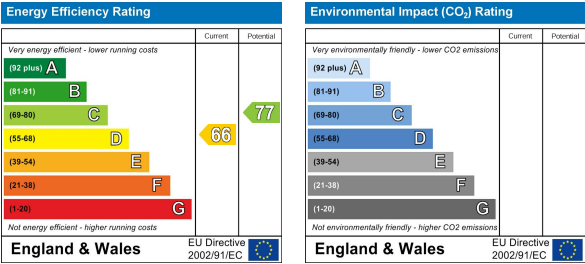
Area Map



Floor Plan



Energy Efficiency Graph



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