Butler's

thoughtful estate agency

# Worcester Road

Sutton, SM2 6GE

Offers over £325,000

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# Worcester Road, Sutton, SM2 6GE

Nestled in the heart of Sutton, Holmeswood presents an exceptional opportunity to own a purpose-built flat that combines comfort and convenience. This delightful property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

The flat boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With two bathrooms, the property offers added convenience, ensuring that morning routines run smoothly.

Parking is available for one vehicle, a valuable asset in this bustling area, allowing for easy access to local amenities and transport links.

Sutton is known for its vibrant community and excellent facilities, including shops, restaurants, and parks, all within easy reach. This property not only provides a comfortable living space but also places you in a thriving neighbourhood.

Holmeswood is a charming flat that offers a blend of practicality and modern living, making it a wonderful choice for anyone looking to settle in Sutton. Don't miss the chance to make this lovely flat your new home.

## SECOND FLOOR

### Hallway

### Kitchen
12'2 x 10'8 approx (3.71m x 3.25m approx)

### Living/Dining Room
15'2 x 14'4 (4.62m x 4.37m)

### Bedroom
14'6 x 9'4 (4.42m x 2.84m)

### En-Suite

### Bedroom
10'10 x 8'3 (3.30m x 2.51m)

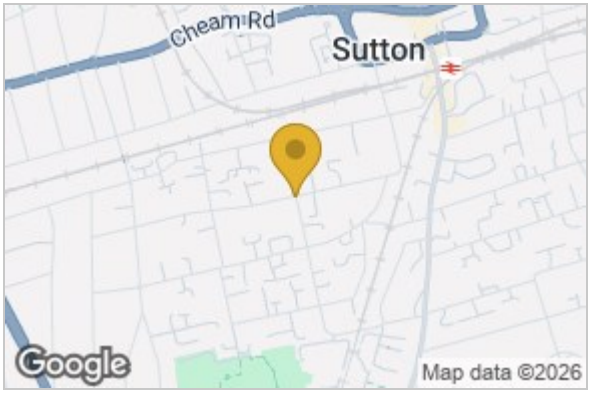
### Bathroom
9'3 x 6'7 (2.82m x 2.01m)

## OUTSIDE

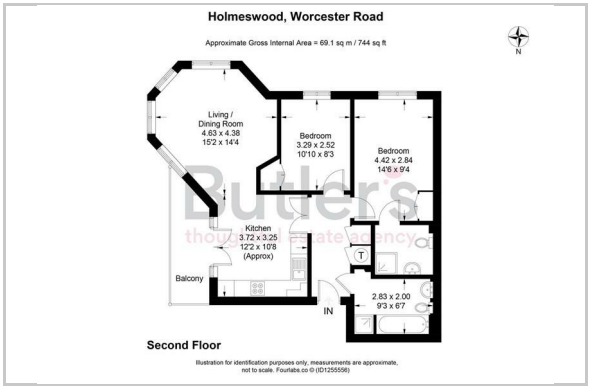
### Private Balcony

### Allocated Parking

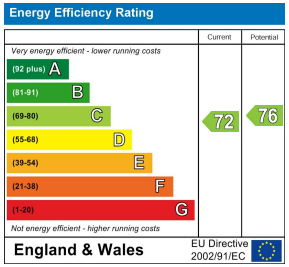
## Area Map

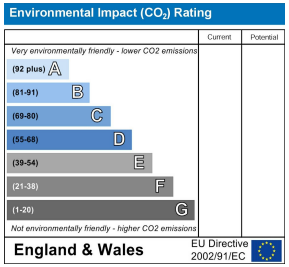



## Floor Plan




## Energy Efficiency Graph

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