

# Butler's

thoughtful estate agency



Rose Hill  
Sutton, SM1 3EU

Guide price £425,000



## Rose Hill

Sutton, SM1 3EU

The location where we live is vital. Going into work, popping down the shops or even meeting friends, 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 Rose Hill, you can have it all, being in such a convenient location, with the added lustre of being in a modern yet intimate & coveted development. Unusually for a property as recently built as this, there is also the fantastic benefit of having 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 open plan layout in the amazing kitchen/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. The room is also flooded with light, due the elevated position on the top floor and large windows with fabulous outlooks. When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts a bathroom ensuite) 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 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 fabulous modern shower room serving all the rooms, so all you need to do is just unpack your bags and move in. If you yearn for outside space, there is Rosehill recreation ground opposite and the benefit of fantastic schooling if needed.





## SECOND FLOOR

Hallway

Kitchen/Living/Dining Room  
19'7 x 17'9 maximum (5.97m x 5.41m maximum)

Bedroom  
18'4 x 10'3 (5.59m x 3.12m)

Bathroom En-Suite  
7'2 x 7'1 (2.18m x 2.16m)

Bedroom  
13'9 x 8'2 (4.19m x 2.49m)

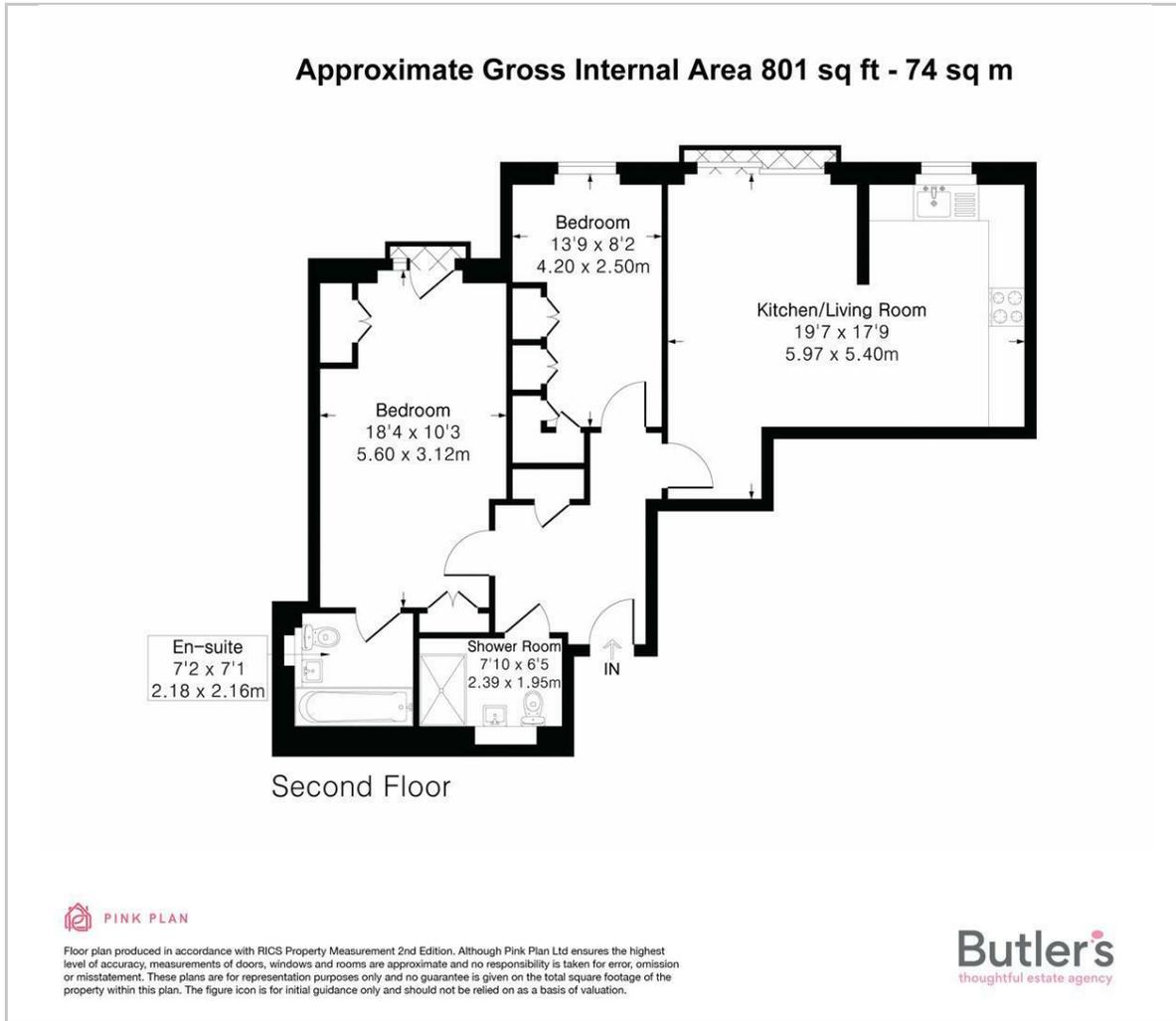
Shower Room  
7'10 x 6'5 (2.39m x 1.96m)

## OUTSIDE

Allocated Parking



## Floor Plan

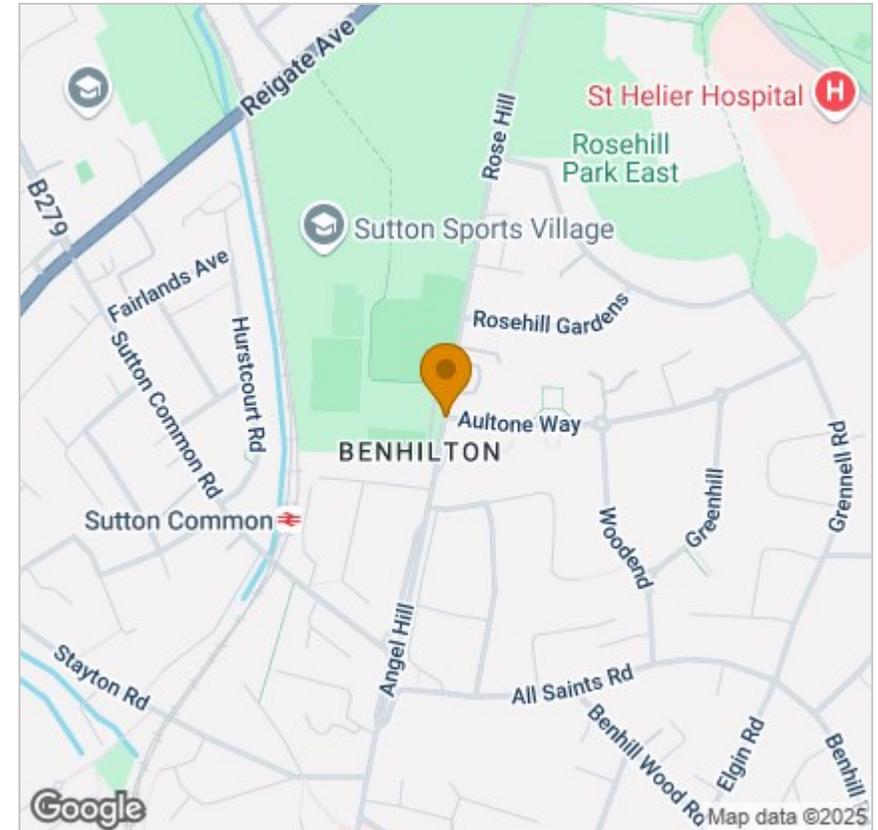


## Viewing

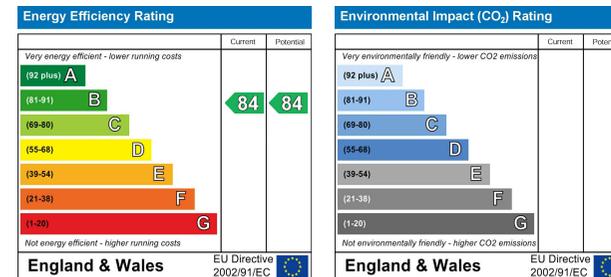
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

## Area Map



## Energy Efficiency Graph



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