

# Butler's

thoughtful estate agency

Sherwood Park Road  
Sutton, SM1 2SQ  
Offers over £260,000



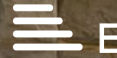
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# Sherwood Park Road, Sutton, SM1 2SQ

Positioned in one of the most coveted & convenient roads in Sutton, this first floor, split level, converted apartment is set within a handsome building and offered in excellent condition inside, having been lovingly updated and looked after by the current owner. The great news is that there is also a totally unique layout, so ideal if you would love to live in a home that is different to everything else on the market! On the lower level, the lounge/diner has is a great space to not just relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a dining table that will allow you to throw one of your famous dinner parties! Due to the large bay, the windows flood the room with light, with a pretty, leafy outlook. The brilliant condition continues with a modern kitchen running adjacent that has loads of workspace to cook up a storm in, along with a large bedroom and modern bathroom on the upper level, both sanctuaries of style and peace, and lovely places to relax in after hard day at the office. Outside, the property further benefits from a communal garden and allocated parking to the side - further adding to the appeal. Lastly, location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street, but also have a the choice of 3 train stations close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!



## FIRST FLOOR

Hallway

Living/Dining Room  
15'9 x 2'9 (4.80m x 0.84m)

Kitchen  
8' x 7'1 (2.44m x 2.16m)

## SECOND FLOOR

Landing

Bedroom  
12'6 x 12'6 (3.81m x 3.81m)

Bathroom  
7'8 x 6'11 (2.34m x 2.11m)

## OUTSIDE

Allocated Parking

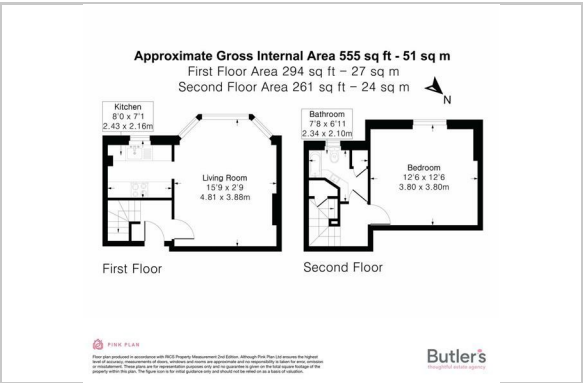
Communal Grounds



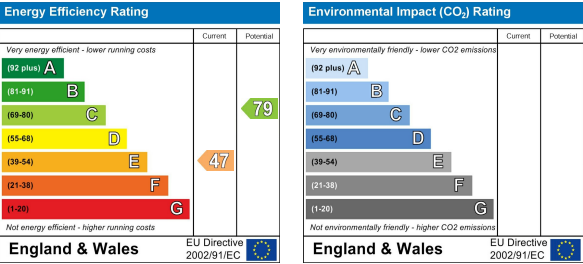
## Area Map



## Floor Plan



## Energy Efficiency Graph



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