

# Butler's

thoughtful estate agency



Cedar Road  
Sutton, SM2 5DH

Guide price £450,000



# Cedar Road

Sutton, SM2 5DH

GUIDE PRICE £450,000 - £475,000 A Rare Gem in South Sutton – Viewing Highly Recommended.

Set within one of Sutton's historical and coveted buildings, Cedar Court is a beautifully presented two double bedroom mansion apartment offering an exceptional blend of period charm and spacious modern living. Boasting a wealth of character features such as high ceilings, large sash windows, and an abundance of natural light, this property combines historic elegance with contemporary comfort.

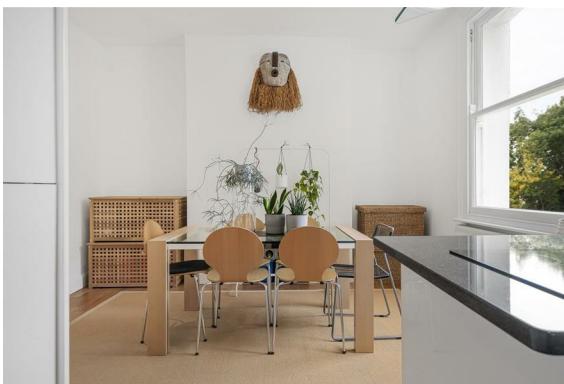
The expansive living room offers the perfect space for both relaxing and entertaining. The stylish and thoughtfully designed kitchen is a real highlight. The sociable open plan layout being a versatile space for both casual/family meals and hosting dinner guests/parties.

The generously sized master bedroom offers a peaceful retreat, with ample space for wardrobes and furnishings. It also features a stylish en-suite, which could be reconfigured into a family bathroom or even converted to offer Jack & Jill access for maximum flexibility. The second double bedroom is equally spacious perfect for guests, children, or a home office setup. All rooms are served by a modern shower / wet room for added practicality and convenience.

Outside, the apartment is set within well maintained communal gardens and includes a garage en-bloc, providing secure off-street parking or additional storage.

Located in a prime position in South Sutton, you're just a short walk from Sutton mainline station and the bustling high street offering excellent transport links, shopping, dining, and amenities. Additionally, this location falls within the catchment area for some of the best-performing schools in the country, making it ideal for families.

Please Note: The terrace/balcony shown in photographs is not included within the demise of the property however, it is authorised for use as sole access.





## FIRST FLOOR

### Hallway

Kitchen/Dining Room  
20'2 x 13' (6.15m x 3.96m)

Living Room  
17'3 x 14'1 (5.26m x 4.29m)

Bedroom  
16'3 x 14'11 (4.95m x 4.55m)

En-Suite/Family Bathroom  
11'5 x 6'1 (3.48m x 1.85m)

Bedroom  
14'11 x 12'6 (4.55m x 3.81m)

Shower Room  
8'2 x 3'3 (2.49m x 0.99m)

## OUTSIDE

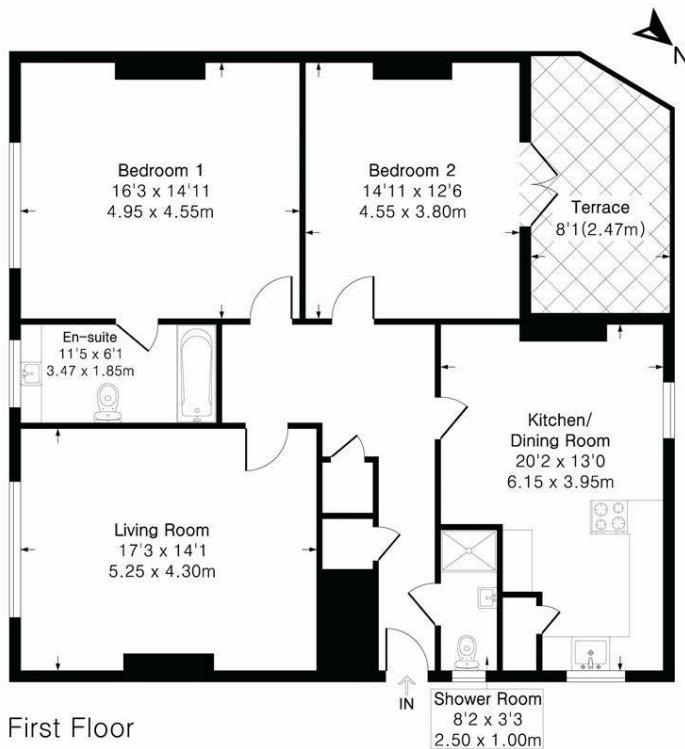
Garage En-Bloc

Communal Garden



## Floor Plan

Approximate Gross Internal Area 1198 sq ft - 111 sq m



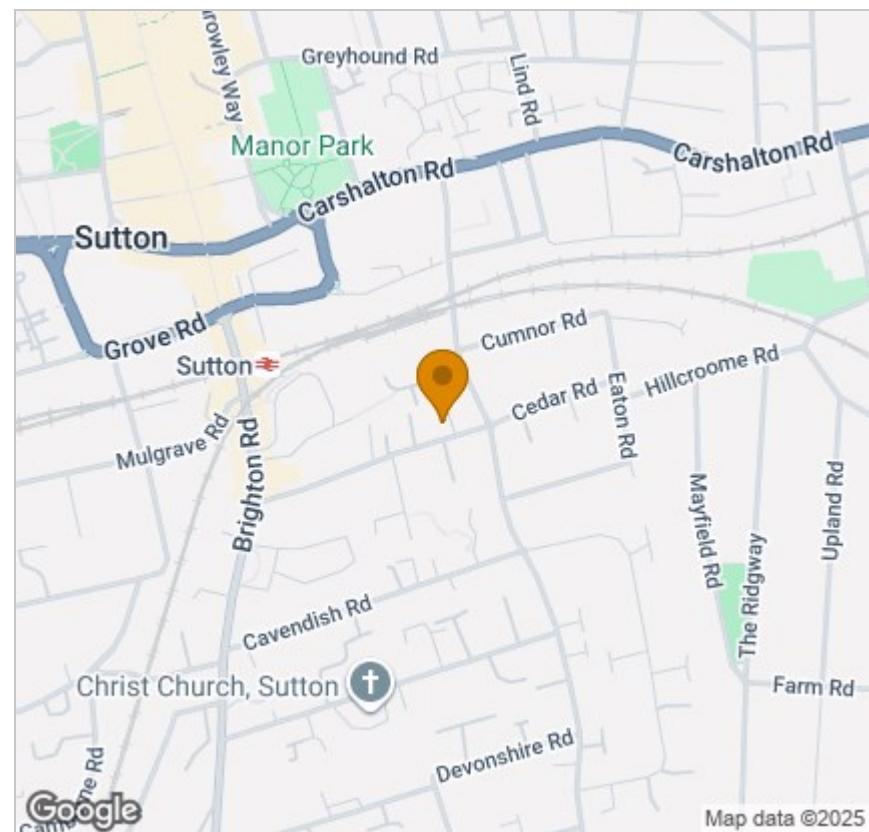
First Floor



PINK PLAN  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

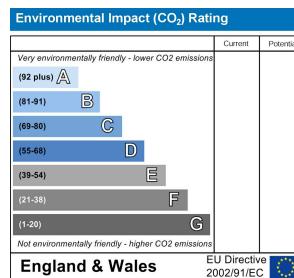
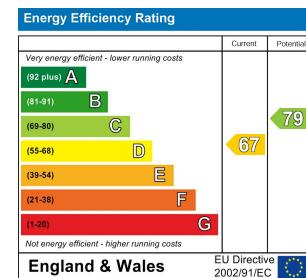


## Area Map



Map data ©2025

## Energy Efficiency Graph



## 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.

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