Butler's

thoughtful estate agency

Worcester Road

Sutton, SM2 6NB

Offers over £325,000

2 1 1 E

Worcester Road, Sutton, SM2 6NB

Few apartments come to market that can match the draw of Tandridge Court. Having been recently refreshed and being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, all the rooms have an airy feel due to the large windows flooding the rooms with light. So, what about the rest of the rooms? Well you'll certainly not be disappointed with the kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace - with you also having lots of space for your wardrobes. The second bedroom is also a fantastic size and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid working times. All the rooms are served by the family bathroom that you can really chill out and relax in after a hard day of Teams calls! Outside, the landscaped gardens wrap around the building, and the property features another big bonus - no onward chain! Lastly we have to mention the location. Situated incredibly close to Sutton, you are on the doorstep of the mainline station, high street with fabulous shopping & amenities and how can we not mention the schools? If needed, the kids will benefit from some of the finest education in the country!

GROUND FLOOR

Hallway

Kitchen
10'2 x 9'2 maximum (3.10m x 2.79m maximum)

Living/Dining Room
15'3 x 15' (4.65m x 4.57m)

Lobby

Bedroom
13'11 x 11'6 (4.24m x 3.51m)

Bedroom
14' x 8'10 (4.27m x 2.69m)

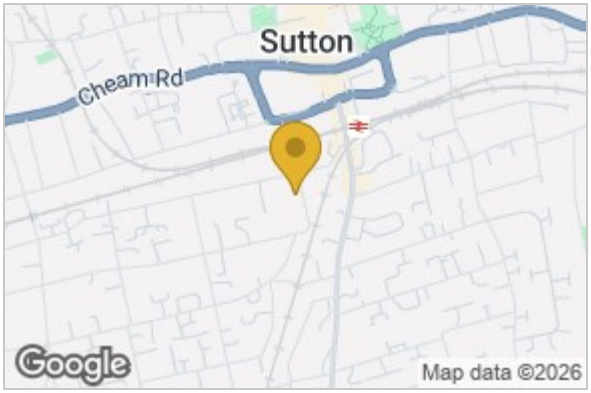
Bathroom
8'2 x 5'10 (2.49m x 1.78m)

OUTSIDE

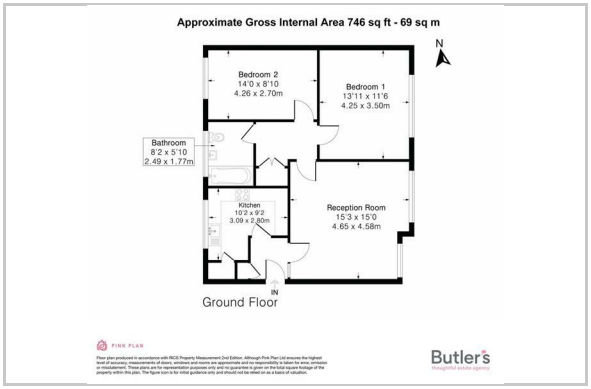
Communal Grounds

Residents Parking Area

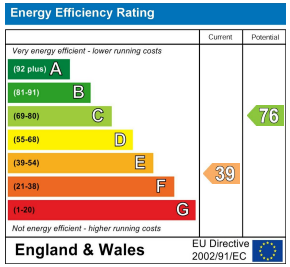
Area Map

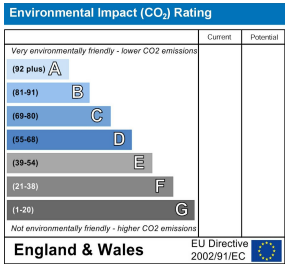


Floor Plan



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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