




Butler's
thoughtful estate agency

Thicket Road
Sutton, SM1 4PX
£300,000

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GUIDE PRICE £300,000 - £325,000 Few apartments come to market that offer as much as Adam Court. Having been refurbished and also 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 are incredibly light and airy due to the large windows, with the property having a great elevated vantage as you are on the second floor. So, what about the rest of the rooms? Well you'll certainly not be disappointed with the beautiful 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 fitted 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. Outside, the communal gardens wrap around the building, with the property featuring another big bonus - an allocated parking space. Lastly we have to mention the location. Situated in a central position, you are only a short distance from Sutton mainline station, the 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!



SECOND FLOOR

Hallway

Living/Dining Room
17'3 x 10'11 (5.26m x 3.33m)

Kitchen
10'7 x 6'4 (3.23m x 1.93m)

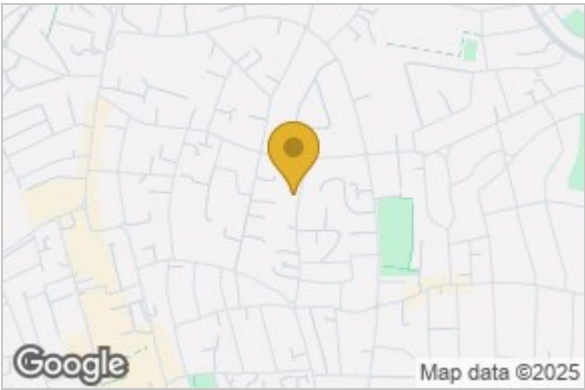
Bedroom
12'2 x 10'5 (3.71m x 3.18m)

Bathroom
6'6 x 6'3 (1.98m x 1.91m)

OUTSIDE

Allocated Parking

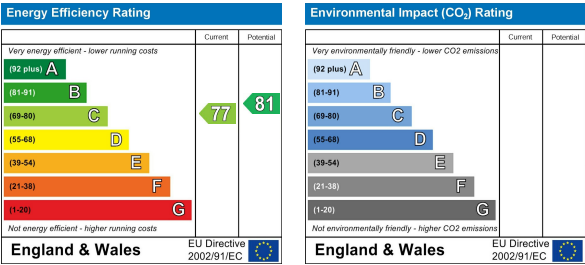
Area Map



Floor Plan



Energy Efficiency Graph



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