



Western Road  
Sutton, SM1 2SX  
Guide price £360,000





# Western Road, Sutton, SM1 2SX

NO CHAIN! The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central and quiet location, yet right in the hustle and bustle where everything is at your fingertips? At Christopher Court, you can have it all, being in such a coveted road, with the added lustre of being in a modern block that is well regarded in Sutton. Inside, this penthouse-style apartment will impress with its amazing 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! When it's time to sleep, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts an en-suite) 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 large 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 family bathroom serving all the rooms. Outside, there is also the fantastic benefit of allocated parking, which offers the new owners the convenience of not having to secure parking on street. If you yearn to get outside, there is an excellent selection of open green spaces close by and benefit of fantastic schooling if needed.



## SECOND FLOOR

Hallway

Living/Dining Room  
20'2 x 14'5 (6.15m x 4.39m)

Kitchen  
11'7 x 8'4 maximum (3.53m x 2.54m maximum)

Bedroom  
15'9 x 13'2 (4.80m x 4.01m)

En-Suite  
5'10 x 3'10 (1.78m x 1.17m)

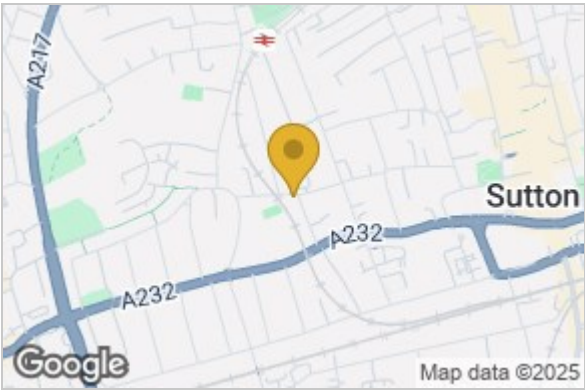
Bedroom  
15'3 x 9'7 (4.65m x 2.92m)

Bathroom  
6'6 x 6'1 (1.98m x 1.85m)

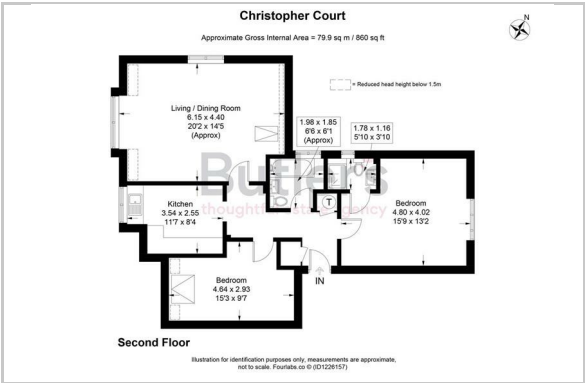
## OUTSIDE

Allocated Parking

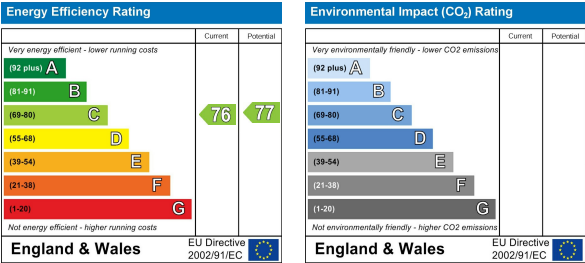
## Area Map



## Floor Plan



## Energy Efficiency Graph



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