

# Butler's

thoughtful estate agency



Sunnyhurst Close, Sutton, SM1 2PT  
Guide price £325,000



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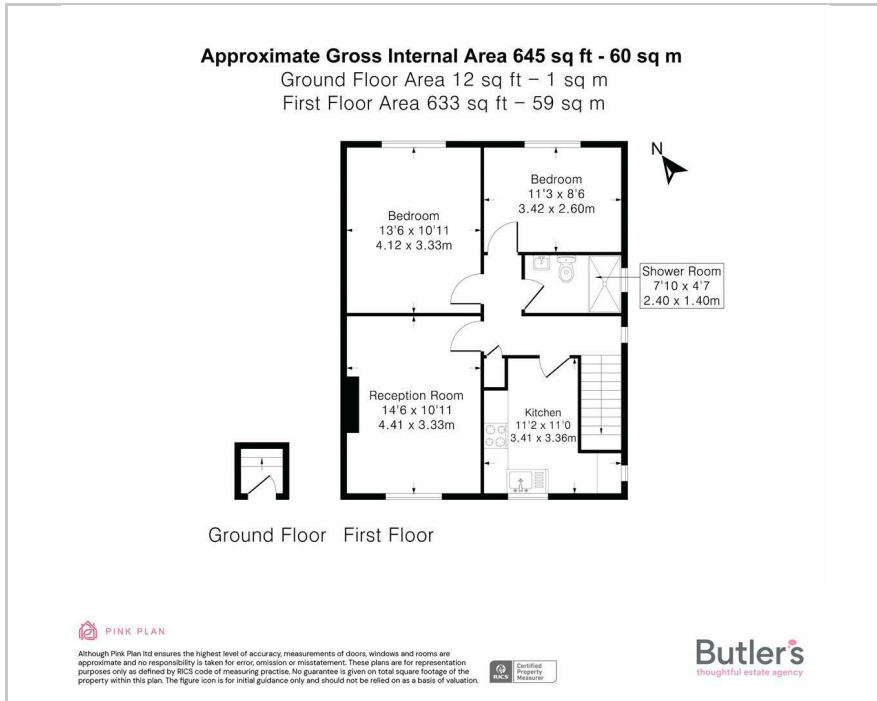
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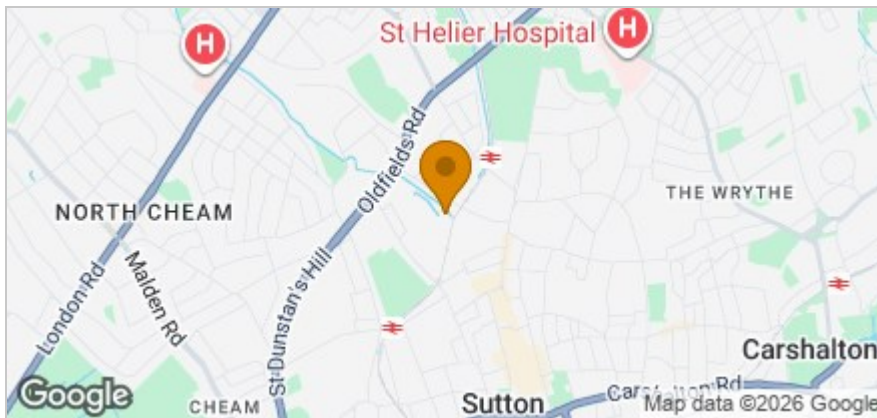
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## Floor Plan



## Area Map



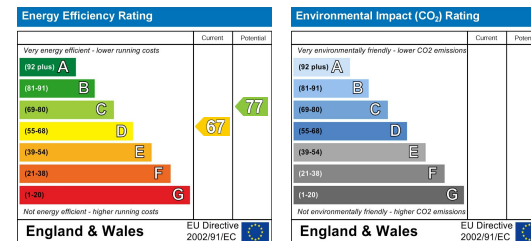
## Accommodation

- **GUIDE PRICE: £325,000 - £350,000**
- Wonderful 2 double bedroom maisonette
- **NO ONWARD CHAIN**
- Good order throughout
- Private rear garden
- Situated at the end of a quiet cul-de-sac
- First floor
- Contemporary shower room
- Spacious living/dining room
- Close to excellent transport links, amenities & schooling

## Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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