

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.





















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

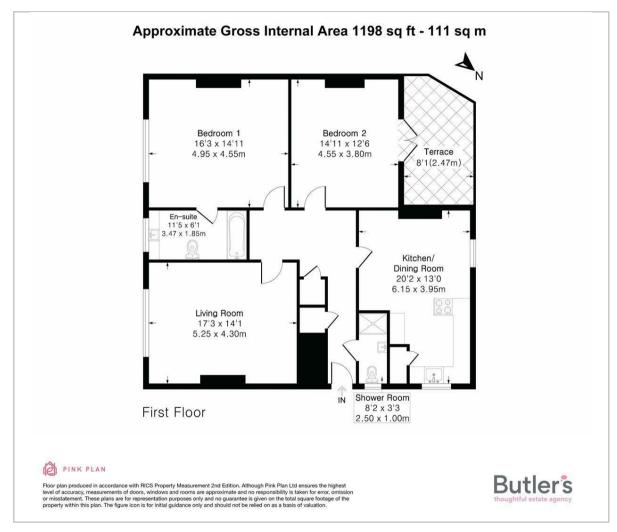
Communal Garden





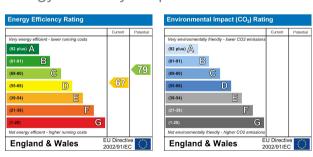


Floor Plan Area Map



rowley Way Greyhound Rd 장 Carshalton Rd Manor Park Carshalton Rd Sutton Cumnor Rd Hillcroome Rd Sutton= Mulgrave Brighton Upland I Cavendish Rd Christ Church, Sutton Farm Rd Devonshire Rd 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.

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: hello@butlershomes.co.uk butlershomes.co.uk