

Butler's
thoughtful estate agency

Carshalton Road
Sutton, SM1 4LL
Offers over £325,000



Carshalton Road, Sutton, SM1 4LL

If you are looking for a totally unique and one off property, then we may just have the answer to your prayers at Carshalton Road. This fantastic 3 bedroom split-level apartment is set over the top 2 levels, having bags of space and will be a place you'll be proud to call your home - this really is an opportunity too good to miss! Location-wise, you are situated in a highly convenient position in the heart of Sutton, on the doorstep of excellent amenities, open spaces and transport links - with Sutton Mainline station being a very short walk away, providing quick links into town. If needed, you will also have access to outstanding schooling, which is also in close proximity. On the outside, you'll appreciate the communal garden accessed from outside the property, a space for you to enjoy a good book or even have a few friends over, perfect during the warmer months. Within the property itself, you'll love the generous sizes of all the rooms and features such as engineered wood flooring, with the property being ready to move into. The layout currently offers a huge amount of versatility and boasts ample storage, with a large living room, adjacent to a similarly impressive kitchen/dining room, with plenty of workspaces to cook up a storm in. Continuing the theme with large proportions, there are three bedrooms positioned over 2 levels, all served by a bathroom with separate W/C on the lower floor.



GROUND FLOOR

Entrance

SECOND FLOOR

Hallway

Bathroom
8'9 x 5'9 (2.67m x 1.75m)

Separate W/C

Living Room
13'2 x 12'11 (4.01m x 3.94m)

Kitchen/Dining Room
12'2 x 12' (3.71m x 3.66m)

Bedroom
8 x 5'4 (2.44m x 1.63m)

SECOND FLOOR

Landing

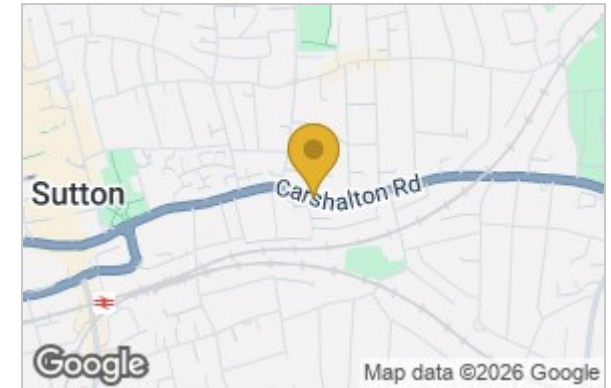
Bedroom
17'1 x 13' maximum (5.21m x 3.96m maximum)

Bedroom
12'7 x 9'1 (3.84m x 2.77m)

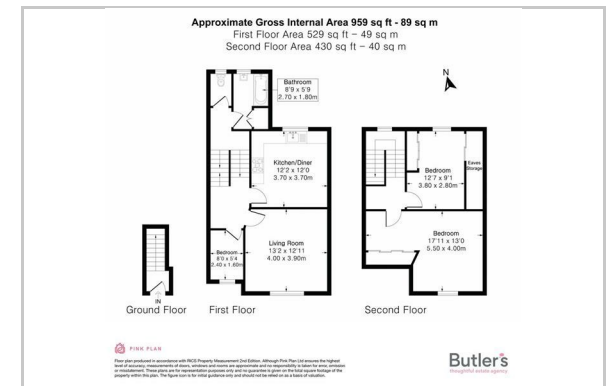
OUTSIDE

Communal Garden

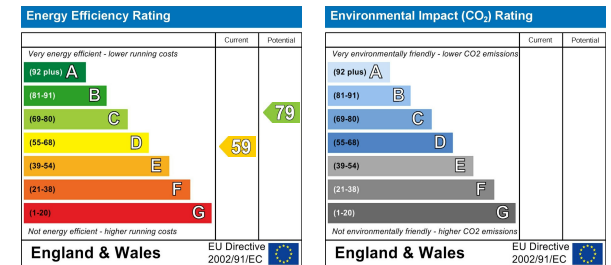
Area Map



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 firm's 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