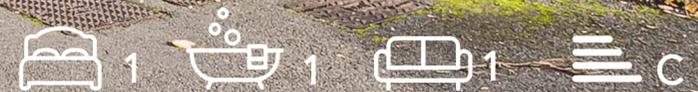


Butler's  
thoughtful estate agency



Tegan Close  
Sutton, SM2 6GS  
Guide price £250,000



# Tegan Close, Sutton, SM2 6GS

GUIDE PRICE £250,000 - £275,000 Nestled in a highly coveted block and location in South Sutton, this spacious one bedroom second floor apartment really is the pinnacle of it's type in the area. It is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this well regarded development and is also one which is well looked after. What's more, the property is offered in beautiful condition inside, with a large kitchen that has a fabulous amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a large bedroom with lots of space for your wardrobes and gorgeous bathroom which serves all of the rooms. But we are saving the best until last! The wonderful open plan lounge is a room that has ample space for you to not just relax in and catch up on a good book or some great TV but also to dine, perfect for you to have your friends and family come over to entertain in. Being on the second floor, you also benefit from fantastic elevated views and light coming in through the windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton & Cheam, there is a fantastic selection of shops, restaurants and bars, with Sutton or Cheam station whizzing you up to London in no time at all. The final piece of the jigsaw comes by the way of allocated parking, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner!



## SECOND FLOOR

Hallway

Kitchen/Living Room  
19'6 x 13'3 (5.94m x 4.04m)

Bedroom  
15' x 10' (4.57m x 3.05m)

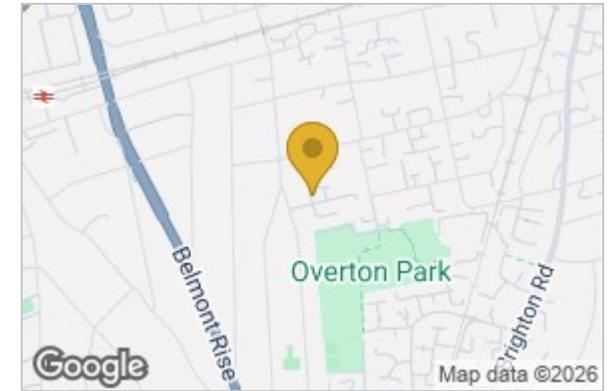
Bathroom  
8'2 x 5'7 (2.49m x 1.70m)

## OUTSIDE

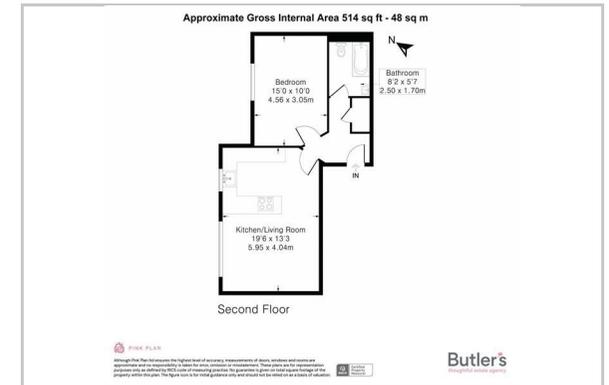
Communal Grounds

Allocated Parking

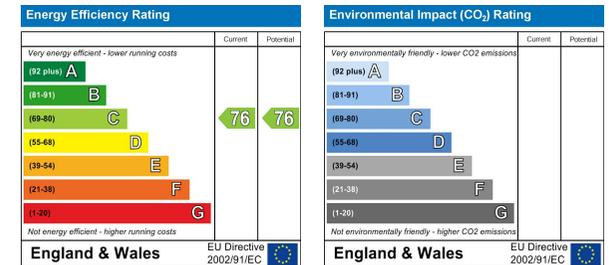
## Area Map



## 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.

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