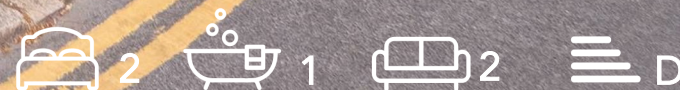


Butler's
thoughtful estate agency

Manor Lane
Sutton, SM1 4BS

Offers in the region of £350,000



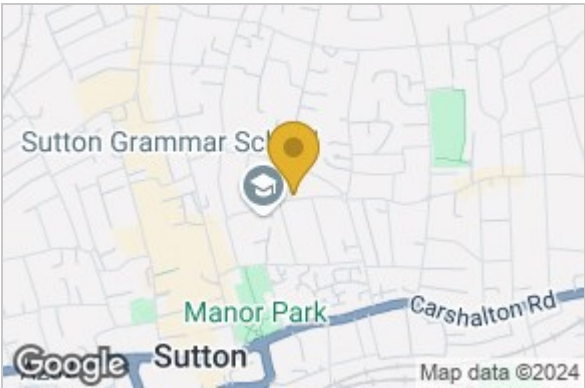
Manor Lane, Sutton, SM1 4BS

Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality properties on the market, with you possibly having to settle for something that isn't quite right. The great news is that Clinton Terrace just ticks so many boxes, with this particular property being offered in excellent condition throughout, with it also being one of the most unique of its type in the area. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The modern kitchen is a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties in the separate dining area. When this happens and you offer your friends to spend the night, this home has the bonus a second bedroom that really is a great size, which could even accommodate a work area, keeping that master bedroom totally free to be your sanctuary of style and peace. So what about the rest of the apartment? We are happy to report, things get even better! The refitted bathroom is a modern space to relax in after a hard day at work, having been well appointed and the property also comes with a private garden accessed from the outside, boasting dedicated parking adjacent. So we urge you to do one thing a book a viewing as there really is no compromise here, just come with the expectation that you'll be falling head over heels in love!

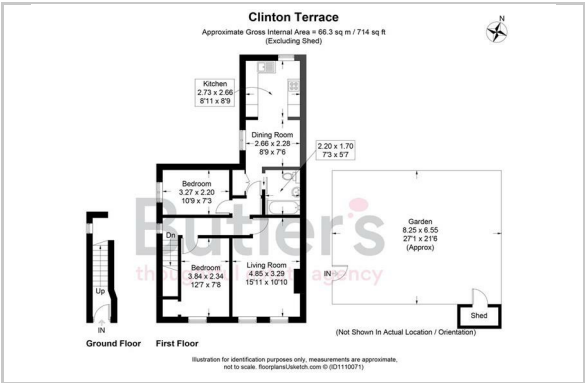


- GROUND FLOOR
- Private Garden
- Entrance
- Parking
- FRIST FLOOR
- Hallway
- Living Room
- 15'11 x 10'10 (4.85m x 3.30m)
- Dining Room
- 8'9 x 7'6 (2.67m x 2.29m)
- Kitchen
- 8'11 x 8'9 (2.72m x 2.67m)
- Bedroom
- 12'7 x 7'8 (3.84m x 2.34m)
- Bedroom
- 10'9 x 7'3 (3.28m x 2.21m)
- Bathroom
- 7'3 x 5'7 (2.21m x 1.70m)
- OUTSIDE

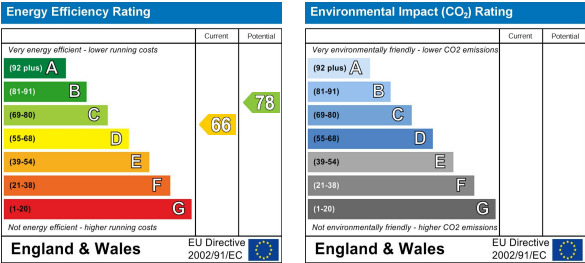
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.