

# Butler's

thoughtful estate agency



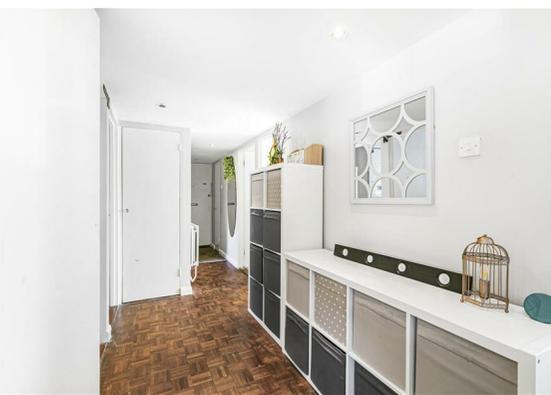
Glena Mount  
Sutton, SM1 4HW

Guide price £350,000



## Glena Mount Sutton, SM1 4HW

Few apartments come to market that offer as much as Glena Mount. Positioned in one of the most convenient developments in the area, this fabulous apartment offers such a great layout and size. Inside, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms have pleasing views front and rear, with a lovely vantage across the communal grounds. So, what about the rest of the rooms? Well, you'll certainly not be disappointed with the well-proportioned kitchen, that has ample storage with space to really cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing night of rest in your large master bedroom that is a sanctuary of style and peace - with you also having integrated wardrobe space. The second and third bedrooms are also a fantastic size and are perfect for your kids and also friends when they stay, along with being big enough for you to also set up your home office in, which is invaluable during these times. All the rooms are served by a spacious bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the access into Glena is off Benhill Wood Road, with well-maintained gardens that wrap around the building, leading to your own personal garage that really does add even more lustre to this already fantastic property. Lastly, we have to mention the location. You are incredibly close to Sutton High Street, with fabulous shopping & amenities, along with you being close throw from the Sutton mainline & Common stations.





## GROUND FLOOR

Hallway

Living/Dining Room  
20'3" x 11'1" (6.17m x 3.38m)

Kitchen  
11'1" x 7'8" (3.38m x 2.34m)

Utility Area  
4'4" x 3' (1.32m x 0.91m)

Bedroom  
14'6" x 9'5" maximum (4.42m x 2.87m maximum)

Bedroom  
14'5" x 8'10" (4.39m x 2.69m)

Bedroom  
10'1" x 6'9" (3.07m x 2.06m)

Bathroom  
7'10" x 3'2" (2.39m x 0.97m)

Separate W/C  
7'10" x 3'2" (2.39m x 0.97m)

## OUTSIDE

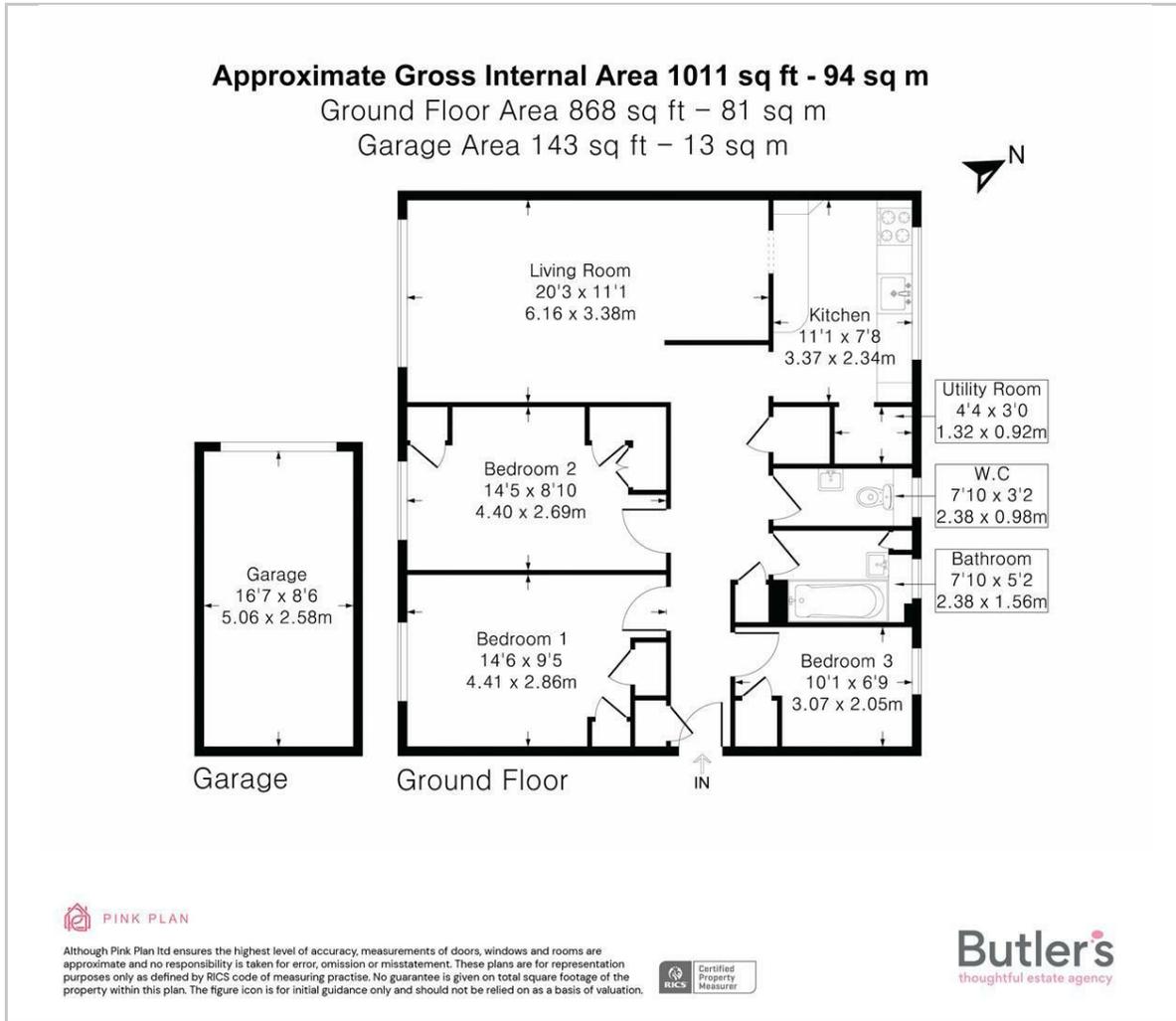
Garage

Communal Grounds

Residents Parking



## Floor Plan

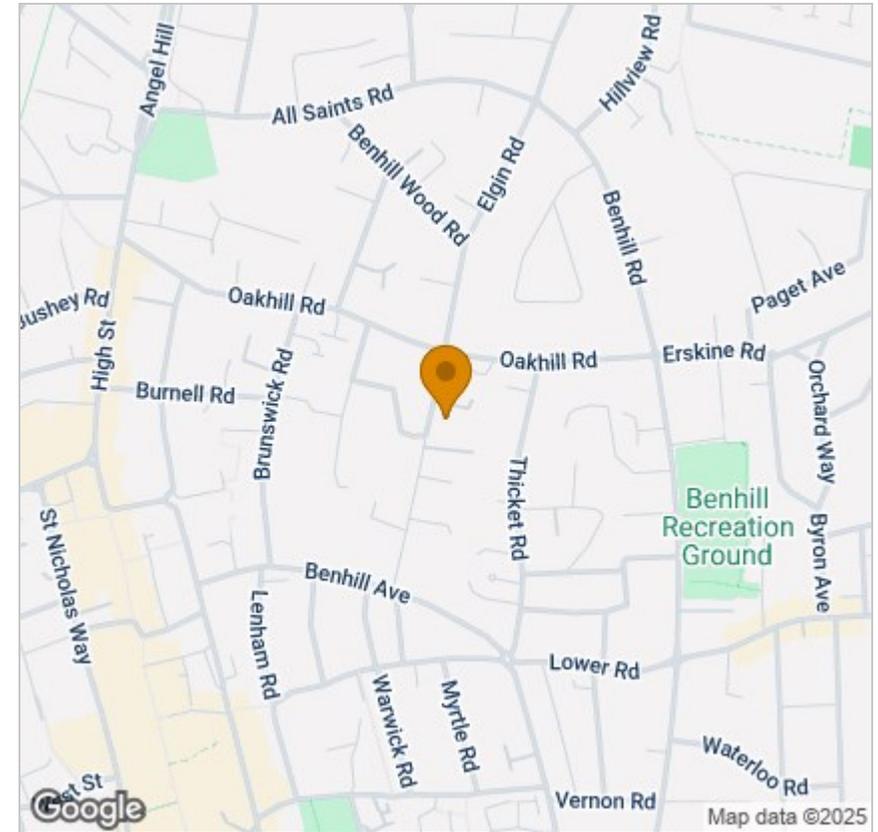


## Viewing

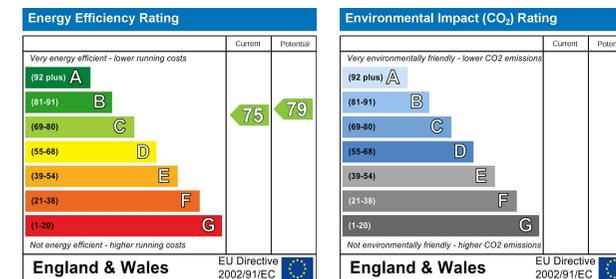
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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