

# Butler's

thoughtful estate agency



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Wellesley Road  
Sutton, SM2 5BW  
Guide price £250,000

# Wellesley Road, Sutton, SM2 5BW

Located in a highly convenient, gated block in the heart of South Sutton, this spacious one bedroom ground floor apartment really is a great example of its 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 great condition inside having been recently refreshed, with a separate kitchen that has a good 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 spacious bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', 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 perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the ground floor, you also benefit from easy access, yet the property also benefits from good light from the large windows. On the outside, as we mentioned, the location is brilliant. An extremely short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final pieces of the jigsaw comes by the way of the property having no onward chain and 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!



## GROUND FLOOR

### Hallway

### Living/Dining Room

15'5 x 15' maximum (4.70m x 4.57m maximum)

### Kitchen

10'9 x 5'11 (3.28m x 1.80m)

### Bedroom

10'9 x 10'2 (3.28m x 3.10m)

### Bathroom

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

## OUTSIDE

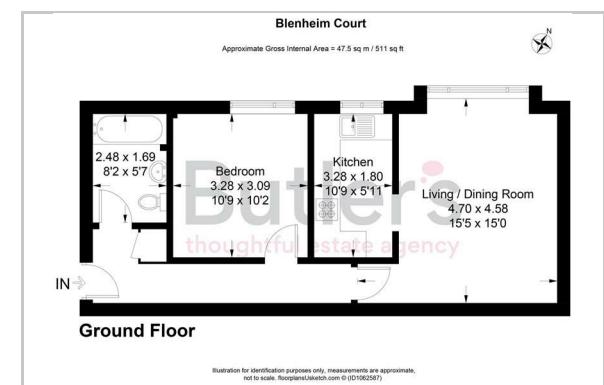
### Allocated Parking



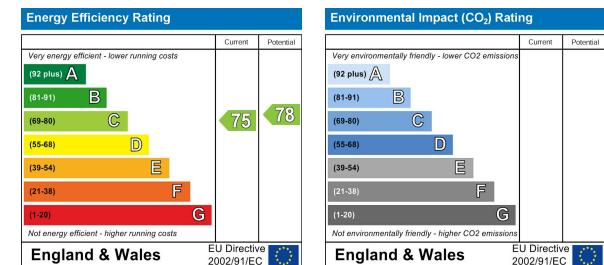
## Area Map



## Floor Plan



## Energy Efficiency Graph



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