

Butler's  
thoughtful estate agency



Basinghall Gardens  
Sutton, SM2 6AP

Guide price £300,000

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# Basinghall Gardens

Sutton, SM2 6AP

Whether you are looking to buy a home for the first time or you are downsizing, there's always very little choice of fantastic properties in the right condition on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right.

Basinghall Gardens just ticks so many boxes. Positioned within a lovely cul-de-sac that is convenient, friendly yet still quiet, 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.

Inside, the fantastic layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned kitchen is a great place to cook up a storm in, with spacious lounge with an area to accommodate a dining table, having direct access onto the communal garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done, and the drinks start flowing!

When this happens and you offer your friends to spend the night, don't worry! Both the bedrooms are a good double size, that are also perfect if you are working from home.

So, what about location? You really are in the center of it all here, being on the doorstep of the high street, with a vast selection of shopping facilities, restaurants and bars and Sutton & Belmont stations whizzing you up to town in no time at all. Any downsides? Well, if you consider the property also has a garage en-bloc, we are struggling to find any!

## GROUND FLOOR







Lobby

Living/Dining Room  
23'5 x 11'7 (7.14m x 3.53m)

Kitchen  
7'9 x 7'3 (2.36m x 2.21m)

Inner Hallway

Bedroom  
11'8 x 10'11 (3.56m x 3.33m)

Bedroom  
10'2 x 8'2 (3.10m x 2.49m)

Bathroom  
6'5 x 6'1 (1.96m x 1.85m)

OUTSIDE

Garage en-bloc

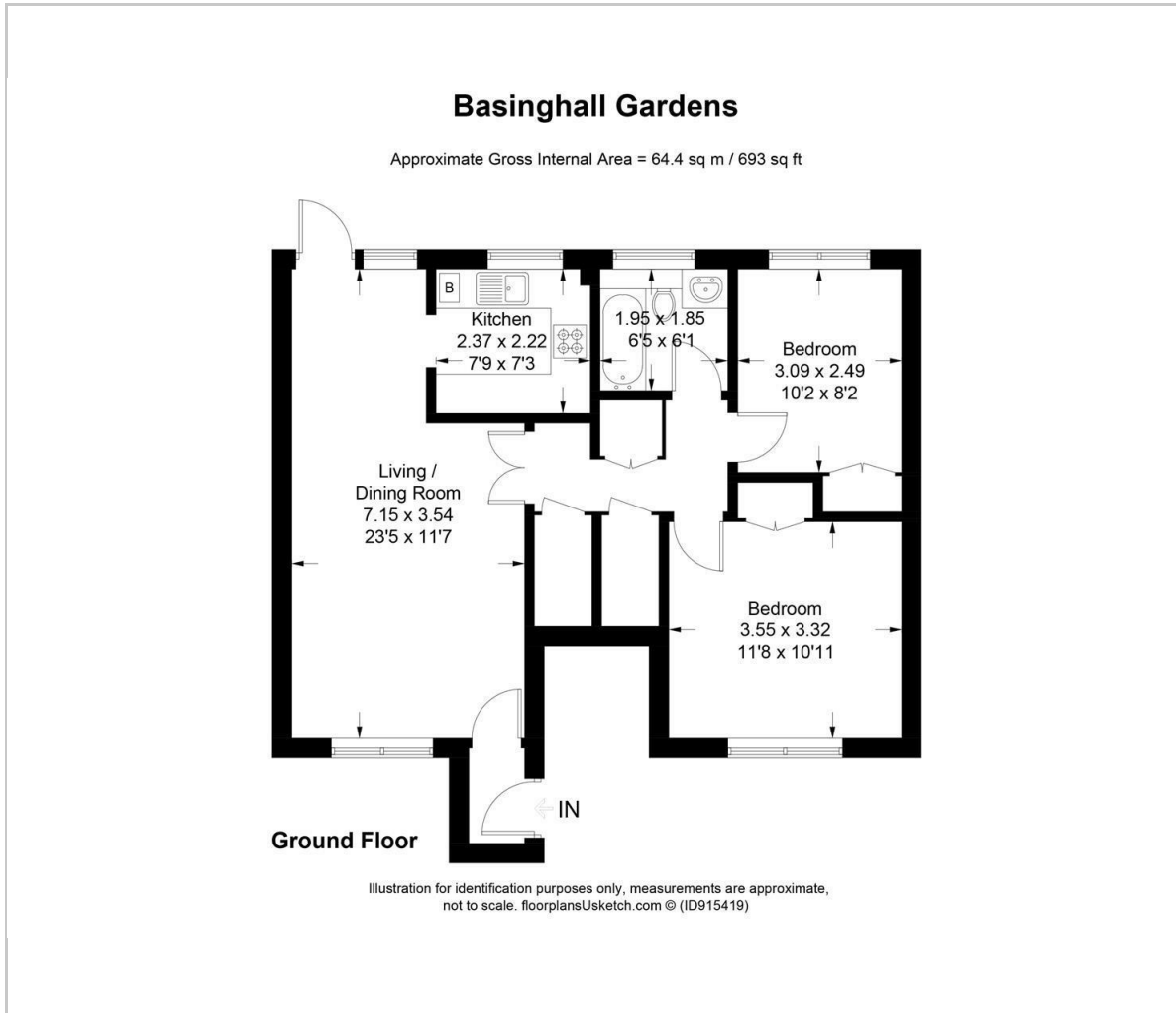
Patio

Communal Grounds





## Floor Plan



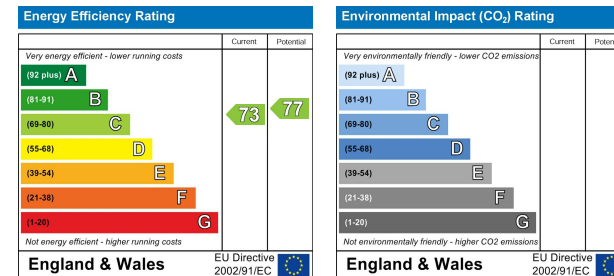
## Viewing

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

## Area Map



## Energy Efficiency Graph



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