

# Butler's

thoughtful estate agency



Overton Road  
Sutton, SM2 6QS  
Guide price £350,000



# Overton Road, Sutton, SM2 6QS

Whether you are looking to buy a home for the first time or you are downsizing, we're sure you are finding that there is 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 finish - with any of these choices possibly being in a location that just isn't quite right. Overton Court just ticks so many boxes. Positioned within a lovely, intimate development 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 large contemporary kitchen is a great place to cook up a storm in, with spacious lounge that can more than accommodate a dining table, with picture views and 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 fabulous double size, that are also perfect if you are working from home. So what about the bathroom? You'll be spoilt in what is a sanctuary of style and peace, just a gorgeous place to relax in after a hard day of zoom calls! So, what about location? Well 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, bars and fantastic schooling, with Sutton mainline station links whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has a garage en-bloc and no chain, were struggling to find any!



## GROUND FLOOR

### Living/Dining Room

14'1 x 11'2 maximum (4.29m x 3.40m maximum)

### Hallway

### Kitchen

11'2 x 9'9 maximum (3.40m x 2.97m maximum)

### Bedroom

13' x 10' (3.96m x 3.05m)

### Bedroom

9'11 x 9'6 (3.02m x 2.90m)

### Bathroom

6'2 x 5'5 (1.88m x 1.65m)

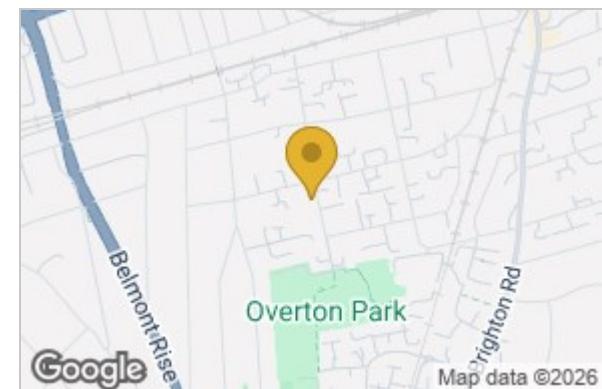


## OUTSIDE

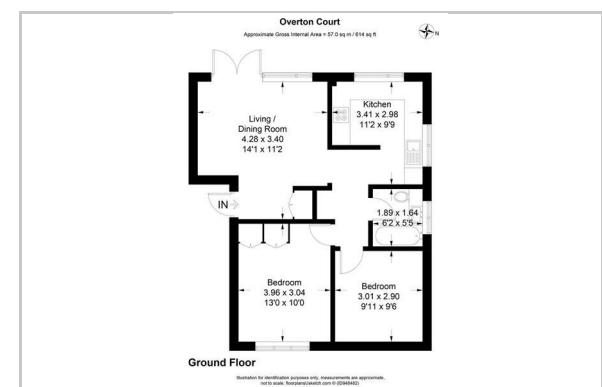
### Communal Gardens

### Garage en-bloc

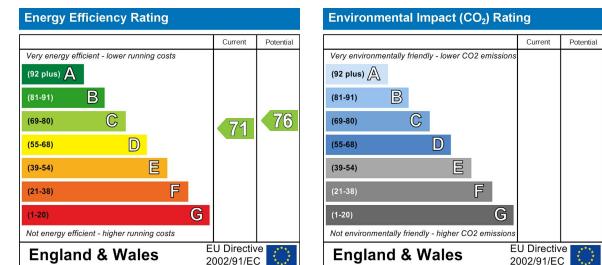
## Area Map



## Floor Plan



## Energy Efficiency Graph



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