

Butler's
thoughtful estate agency



Ventnor Road
Sutton, SM2 6BT

Offers in the region of £315,000



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The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At Ventnor Road, you can have it all, being in such a convenient South Sutton location, with the added lustre of being in a coveted block. Unusually for a property like this, there is also the fantastic benefit of a garage en-bloc, which offers the new owners the convenience of not having to secure a space on street or if you just need the extra storage that it brings. Inside, this fantastic apartment will impress with its semi open plan layout in the spacious kitchen and adjacent living/dining area, that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now! When it's time to relax, you'll be pleased to find that both bedrooms are generous sizes and will be your sanctuary of peace to catch up on a great night's sleep. The master bedroom in particular is so well proportioned that you'll be able to fit in your large bed and wardrobes! Kids, guests, flat mate or home office - nobody will be disappointed. Finishing off this wonderful home is a modern bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. Another brilliant bonus for those who like outside space, the property also boasts a private balcony, perfect for these upcoming warmer months or to enjoy that morning cup of coffee on. If you yearn for something even larger, there is an excellent selection of open green spaces close by and benefit of fantastic schooling if needed.



FIRST FLOOR

Hallway

Living/Dining Room
15'10 x 13'1 (4.83m x 3.99m)

Kitchen
13'3 x 6'4 (4.04m x 1.93m)

Bedroom
13'1 x 10'8 (3.99m x 3.25m)

Bedroom
10'2 x 7'6 (3.10m x 2.29m)

Bathroom
7' x 6'3 maximum (2.13m x 1.91m maximum)

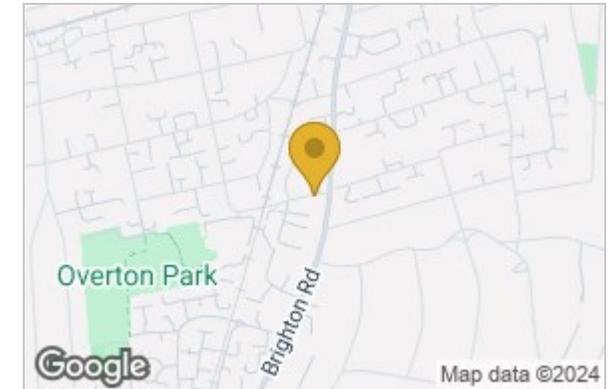
OUTSIDE

Private Balcony

Garage en-bloc

Communal Grounds

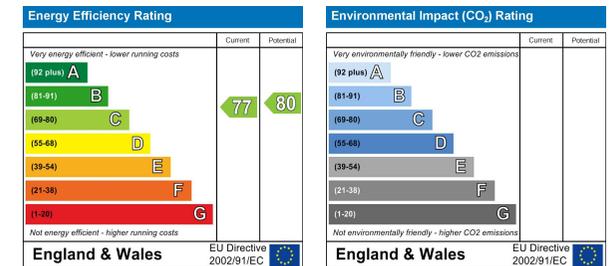
Area Map



Floor Plan



Energy Efficiency Graph



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