



Overton Road  
Sutton, SM2 6SS  
Guide price £325,000

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# Overton Road, Sutton, SM2 6SS

GUIDE PRICE £325,000 - £340,000 are finding that there is very little choice of fantastic properties in the right situation on the market, with you 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. Lyndhurst Court is a wonderful apartment that just ticks so many boxes. Positioned within a convenient & desirable road in South Sutton you really can have it all. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The kitchen is a great place to cook up a storm in, with a stunning lounge that has a separate space to dine, also giving direct access onto a private balcony. The bedrooms are a fabulous size, which is also perfect if you are working from home or if you have a child. There is also a bathroom with a separate W/C for maximum convenience. Location wise, you really are in the center of it all here, being on the doorstep of Sutton and Cheam, where there is a vast selection of shopping facilities, restaurants and bars, with Sutton and Cheam stations being a very short walk away, whizzing you up to town in no time at all. So, any downsides? Well if you consider the property also has no onward chain and a garage, we're struggling to find any!



## FIRST FLOOR

Hallway

Living/Dining Room

16'2 x 12'4 (4.93m x 3.76m)

Kitchen

9'6 x 7'3 (2.90m x 2.21m)

Bedroom

13'11 x 12' (4.24m x 3.66m)

Bedroom

11'5 x 8'10 (3.48m x 2.69m)

Bathroom

5'5 x 5'1 (1.65m x 1.55m)

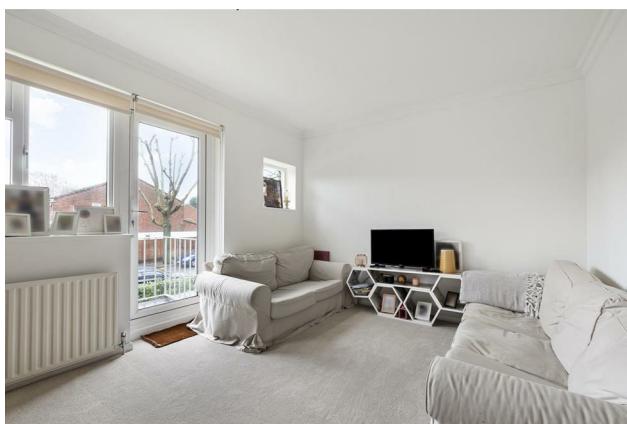
Separate W/C

4'9 x 2'6 (1.45m x 0.76m)

## OUTSIDE

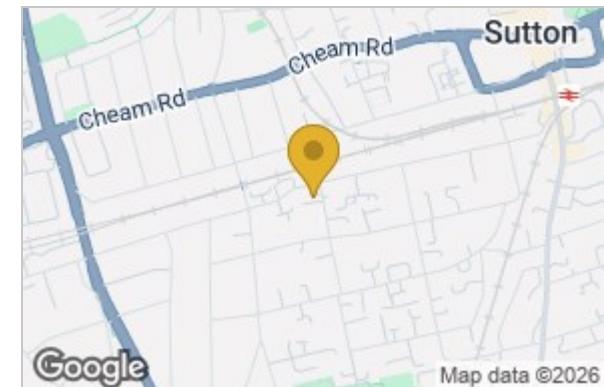
Private Balcony

Garage En-Bloc

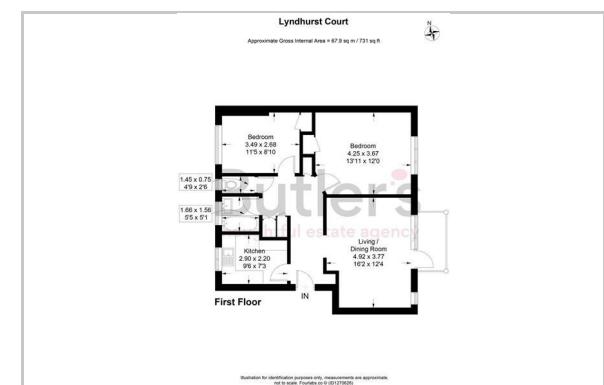


## Communal Grounds

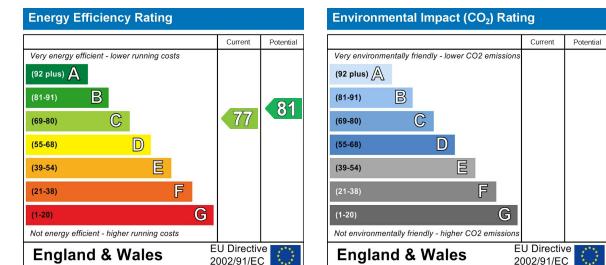
## Area Map



## Floor Plan



## Energy Efficiency Graph



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