

Butler's

thoughtful estate agency



Thicket Road
Sutton, SM1 4QY
Guide price £335,000



Thicket Road, Sutton, SM1 4QY

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 quiet location, yet right in the hustle and bustle where everything is at your fingertips?

At The Briar, you can have it all, being in such a central road, with the added lustre of being in a contemporary block that is regarded as one of the best in Sutton. Unusually for a property as modern as this, there is also the fantastic benefit of having secure gated parking, which offers the new owners the convenience of not having to park on the street. Inside, this lovely apartment will impress with its amazing layout in the huge, double aspect 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 double sizes (the generous master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so great that you'll be able to fit in your large bed, even with the bonus of the fitted wardrobes in both the rooms. Kids, guests, flat mate or home office - nobody will be disappointed.

Finishing off this wonderful home internally is a family bathroom serving all the rooms, so all you need to do is just unpack your bags and move in.

Finally, the property unusually boasts a private balcony with gorgeous elevated views, however 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.



SECOND (TOP) FLOOR

Living/Dining Room

19'3 x 18'3 maximum (5.87m x 5.56m maximum)

Kitchen

15' x 6'6 (4.57m x 1.98m)

Master Bedroom

16'11 x 14'10 (5.16m x 4.52m)

En-Suite

6'6 x 6' (1.98m x 1.83m)

Bedroom

15'8 x 8'11 (4.78m x 2.72m)

Bathroom

6'11 x 6'6 (2.11m x 1.98m)

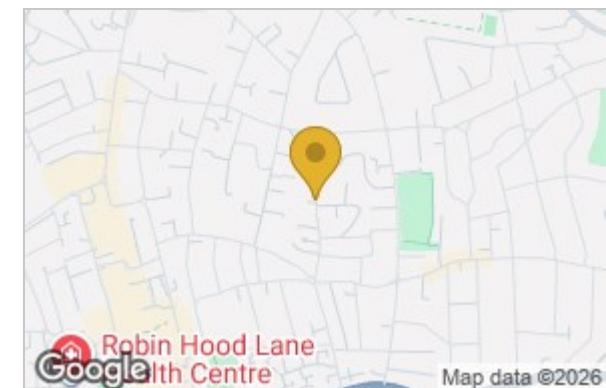
OUTSIDE

Private Balcony

Gated & Allocated Parking

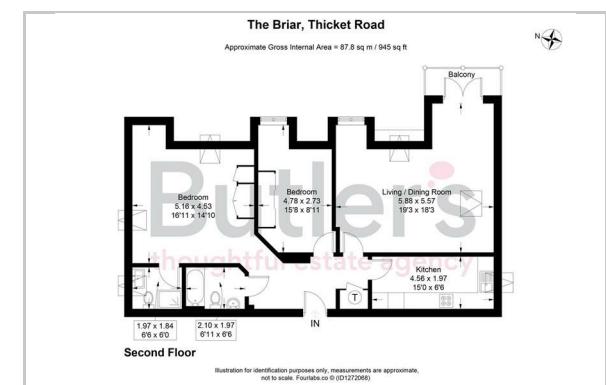


Area Map

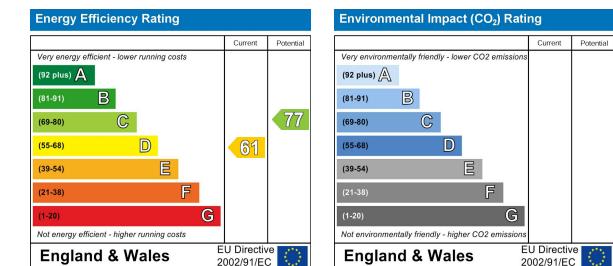


Communal Garden

Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.