

Butler's
thoughtful estate agency



42 - 46 Overton Road
Sutton, SM2 6RB
Offers over £190,000



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Positioned within in an extremely prominent and coveted position in South Sutton, this spacious second floor Studio apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment. What's more, the property is offered with no onward chain and in good condition inside, with a spacious, separate kitchen that has a fabulous amount of workspace for you to really cook up a storm in!

These generous sizes are consistent throughout, with a fantastic bedroom area with lots of room for your wardrobes. The reception area has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate not just a living area but also a space to dine in. Being on the second floor, you'll also benefit from fantastic, elevated views from the large windows, with all the rooms being served by the bathroom.

On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in well under an hour door to door!

The final piece of the jigsaw comes by the way of an allocated parking, perfect for you not having the issues of having to find a space at the end of a long day, a fantastic benefit for the lucky new owner!



SECOND FLOOR

Hallway

Studio Room

24'7 x 11'4 (7.49m x 3.45m)

Kitchen

12'3 x 6'6 (3.73m x 1.98m)

Bathroom

8'2 x 6'6 (2.49m x 1.98m)

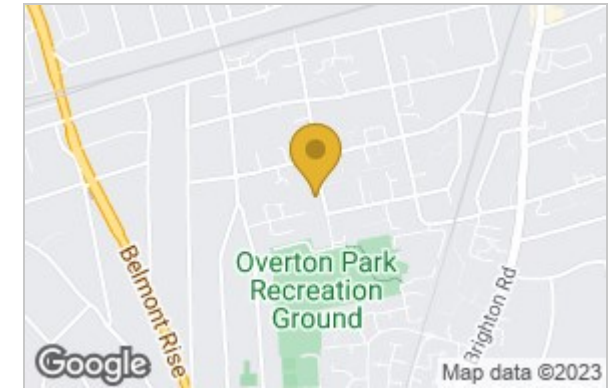
OUTSIDE

Allocated Parking

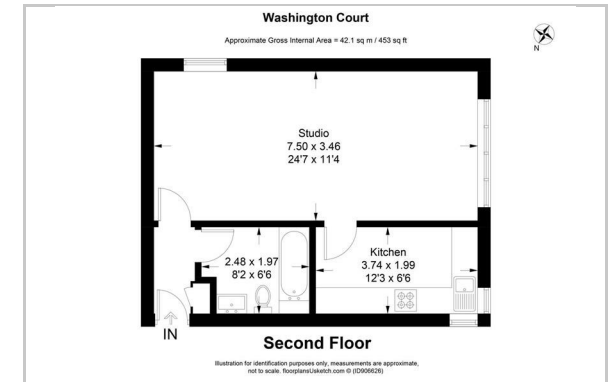
Communal Grounds



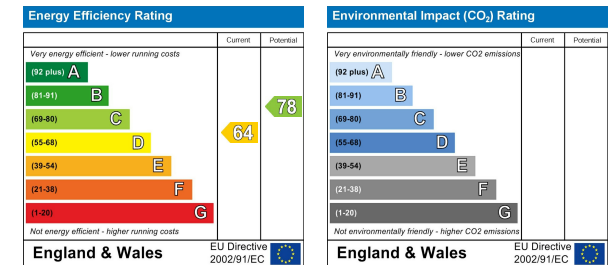
Area Map



Floor Plan



Energy Efficiency Graph



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