

# Butler's

thoughtful estate agency



Chipstead Close  
Sutton, SM2 6BE  
Guide price £200,000



Chipstead Close, Sutton, SM2 6BE

Nestled in a prominent and coveted development in South Sutton, this one bedroom ground floor 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, as this desirable block is well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain, with a well appointed kitchen that has a good amount of workspace for you to really cook up a storm in. The wonderful lounge is well proportioned, enough 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 also accommodate a dining area, with a small double bedroom leading off. Being on the ground floor, you also benefit from easy access yet the property is still light due to the large windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton & Belmont with a fantastic selection of shops, restaurants and bars, with Sutton mainline and Belmont stations whizzing you up to London in under an hour door to door. The final piece of the jigsaw comes by the way of an residents parking space, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner.



## GROUND FLOOR

## Hallway

## Living/Dining Room

11'11 x 11'2 (3.63m x 3.40m)

## Kitchen

7'9 x 7'1 (2.36m x 2.16m)

## Bedroom

9'2" x 8'10" maximum (2.79m x 2.69m maximum)

## Bathroom

6'7 x 5'7 (2.01m x 1.70m)

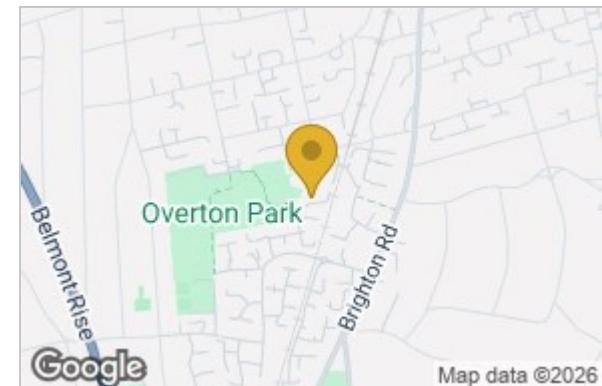
## OUTSIDE

## Residents Parking

## Communal Grounds



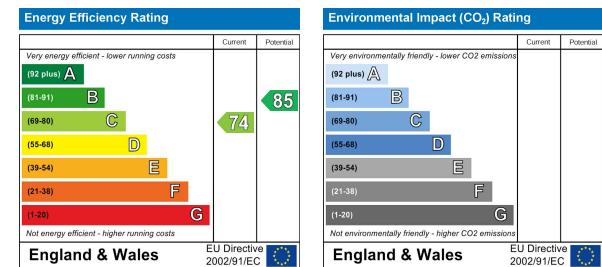
## Area Map



## Floor Plan



## Energy Efficiency Graph



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