



Butler's
I'm for sale
0203 39 190 96

CALTHORPE
GARDENS

All Saints Road
Sutton, SM1 3DE
Guide price £350,000



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Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties on the market, with you possibly 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. Lymington Court just ticks so many boxes. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms having been recently refreshed along with being in perfect harmony with each other. A well-proportioned, modern kitchen is a great place to cook up a storm in, also having views onto your large private garden, accessed from outside the property, that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing. The internal accommodation also boasts a spacious, living/dining room that can accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a double size, which is also perfect if you are working from home. Location wise, you really are in the center of it all here, being on the doorstep of Sutton high street, there is a vast selection of shopping facilities, restaurants and bars, and Sutton Common station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has no onward chain, we are struggling to find any!



FIRST FLOOR

Hallway

Living/Dining Room
20'11 x 10'8 maximum (6.38m x 3.25m maximum)

Kitchen
11;5 x 7'1 (3.35m;1.52m x 2.16m)

Bedroom
11'1 x 9'9 (3.38m x 2.97m)

Bedroom
11'4 x 7'6 maximum (3.45m x 2.29m maximum)

Bathroom
6 x 5'11 (1.83m x 1.80m)

OUTSIDE

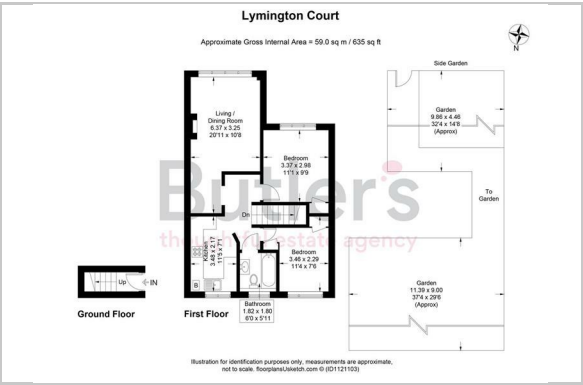
Private Garden



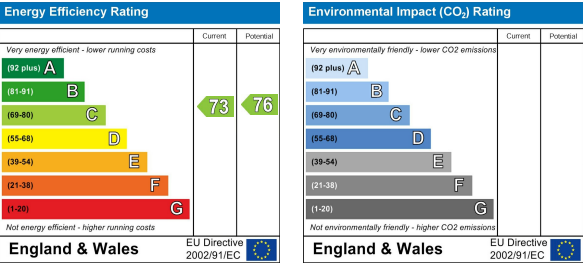
Area Map



Floor Plan



Energy Efficiency Graph



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