



Cotswold Road  
Sutton, SM2 5NW  
Guide price £350,000



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GUIDE PRICE £350,000 - £365,000 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 in the right condition 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. Cotswold Road just ticks so many boxes. Positioned within a convenient & desirable road 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 being in perfect harmony with each other. A well-proportioned, modern kitchen is a great place to cook up a storm in, with spacious lounge that can even 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 fabulous double size, which is also perfect if you are working from home. Being especially important during the warmer months, there is also direct access from the property onto your private garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! So what about the shower room? You'll be spoilt in what is a sanctuary of style and peace, just a great place to relax in after a hard day of video calls! Location wise, you really are in the center of it all here, being on the doorstep of Sutton, Belmont & Banstead with a vast selection of shopping facilities, restaurants and bars, and Belmont station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has a parking the front AND no onward chain, were struggling to find any!



GROUND FLOOR

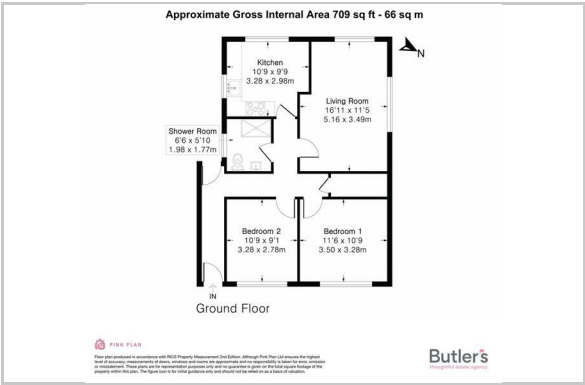
- Hallway
- Living/Dining Room  
16'11 x 11'5 (5.16m x 3.48m)
- Kitchen  
10'9 x 9'9 maximum (3.28m x 2.97m maximum)
- Bedroom
- Bedroom  
11'6 x 10'9 (3.51m x 3.28m)
- Shower Room  
6'6 x 5'10 (1.98m x 1.78m)

- OUTSIDE
- Driveway
- Private Garden

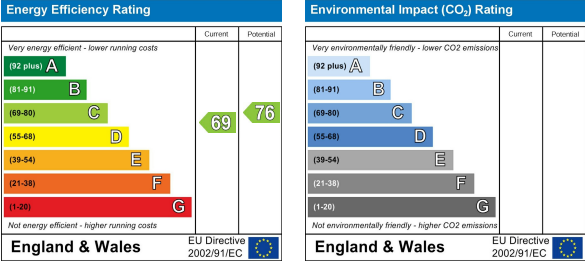
Area Map



Floor Plan



Energy Efficiency Graph



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