

Butler's

thoughtful estate agency



Cedar Road
Sutton, SM2 5DL

£375,000

2 1 1 3

Cedar Road

Sutton, SM2 5DL

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 situation on the market, with you 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. Lynton Court is a wonderful maisonette that just ticks so many boxes. Positioned within a convenient & desirable road in South Sutton 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 the private entrance of your wonderful property. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The kitchen is a great place to cook up a storm in, with a stunning lounge that has ample space to dine, also giving direct access onto a patio and communal garden 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 size, which is also perfect if you are working from home or if you have a child. There is also a family bathroom for maximum convenience. Outside is where you really are spoilt. The grounds are a great space to get together and have a barbecue during the warmer months or to play with the children. Location wise, you really are in the center of it all here, being on the doorstep of Sutton, where there is a vast selection of shopping facilities, restaurants and bars, with Sutton Mainline station a very short walk away, whizzing you up to town in under half an hour. So, any downsides? Well if you consider the property also has a garage and no onward chain, we're struggling to find any!





GROUND FLOOR

Hallway

Living/Dining Room
16'11 x 13'11 (5.16m x 4.24m)

Kitchen
10'6 x 9'1 (3.20m x 2.77m)

Bedroom
13' x 10 (3.96m x 3.05m)

Bedroom
13'6 x 9'9 (4.11m x 2.97m)

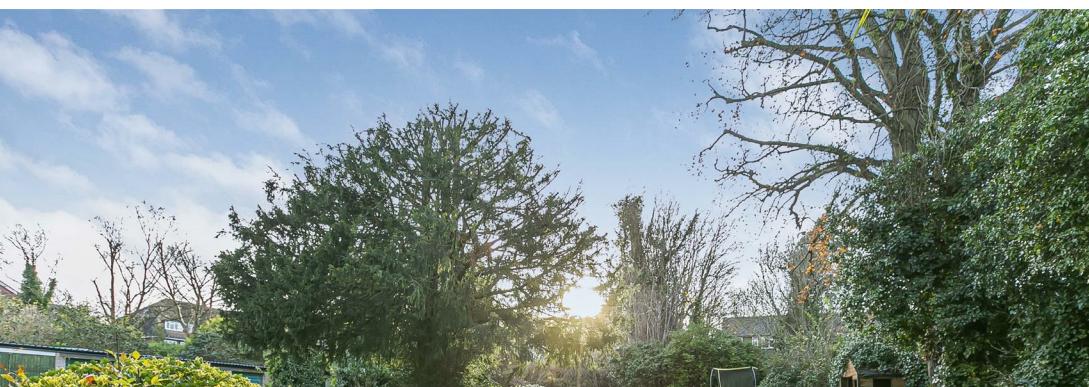
Bathroom
6'11 x 5'7 (2.11m x 1.70m)

OUTSIDE

Patio Area

Communal Grounds

Garage En-Bloc

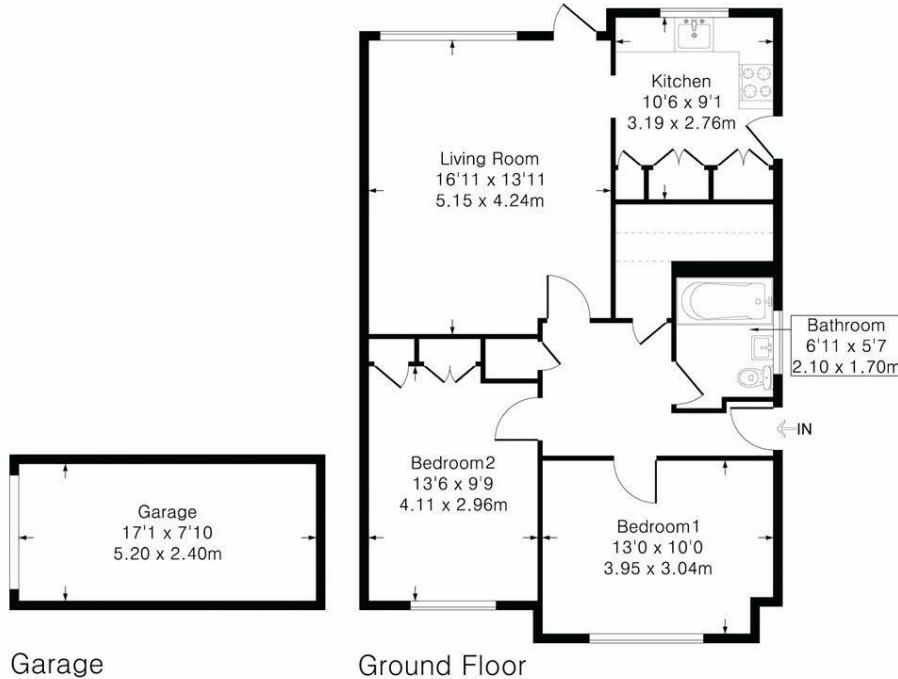


Floor Plan

Approximate Gross Internal Area 917 sq ft - 85 sq m

Ground Floor Area 783 sq ft - 73 sq m

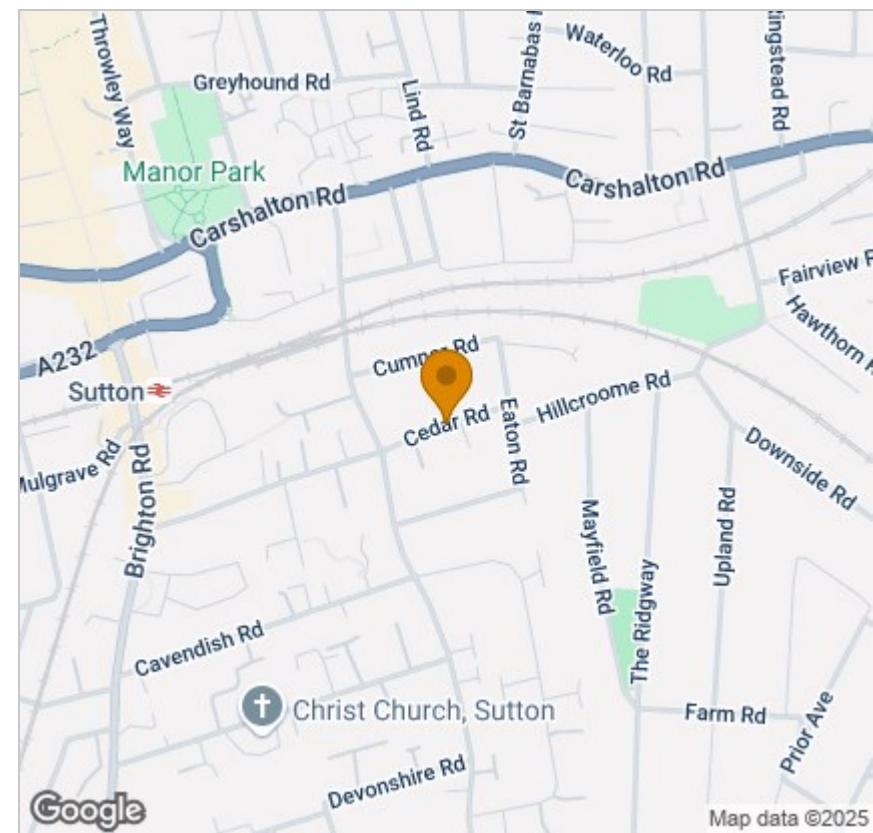
Garage Area 134 sq ft - 12 sq m



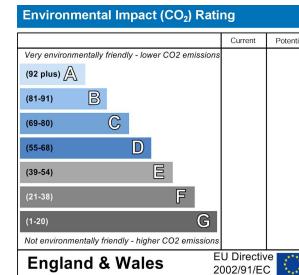
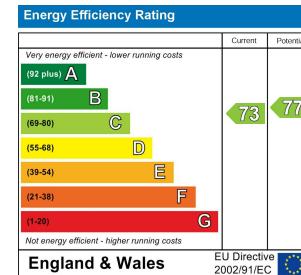
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Area Map



Energy Efficiency Graph



Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk