



Nettlecombe Close  
Sutton, SM2 6TR

Offers in the region of £335,000

## Nettlecombe Close

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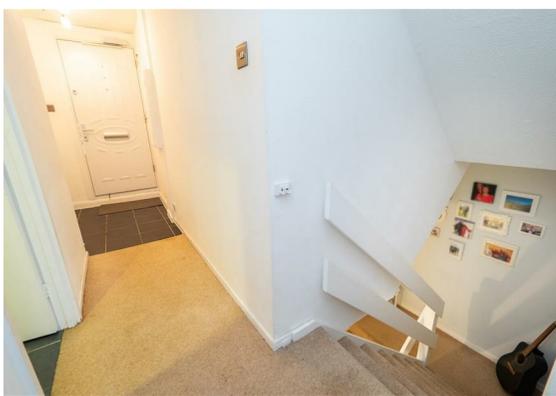
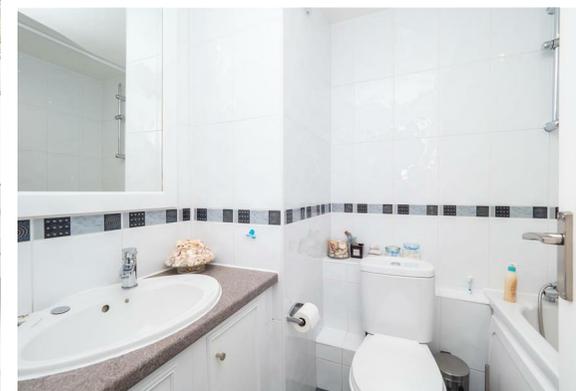
Nestled in a prominent position in South Sutton, this spacious 3 bedroom split-level apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment.

What's more, the property is offered in fantastic condition, having been updated from top to bottom by the current owners. Inside, the extremely large, well-appointed kitchen/diner doesn't just have ample amount of workspace for you to really cook up a storm in, but also great to spend time in while you do so with your family. The wonderful lounge is the 'jewel in the crown', a room that 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 come over and entertain in, with the room also easily being able to accommodate a dining or work area. With this room also being elevated, you also benefit from wonderful views from your large private terrace.

These generous sizes are consistent throughout, with three fantastic bedrooms split over 2 levels, all benefitting from either having integrated wardrobes or lots of space for some. The property also boasts two modern bathrooms serving each of the floors.

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

The final piece of the jigsaw comes by the way of a residents permit parking, served on a first come basis.





## SECOND FLOOR

Hallway

Bedroom  
15'9 x 8'8 maximum (4.80m x 2.64m maximum)

Bedroom  
14'7 x 8'9 maximum (4.45m x 2.67m maximum)

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

## FIRST FLOOR

Lobby

Living/Dining Room  
17'9 x 11'1 (5.41m x 3.38m)

Kitchen  
16'5 x 8'11 (5.00m x 2.72m)

Bedroom  
16'6 x 8'6 (5.03m x 2.59m)

Bathroom  
6'7 x 5'11 (2.01m x 1.80m)

## OUTSIDE

Large Private Terrace

Communal Grounds

Residents Parking

## Floor Plan

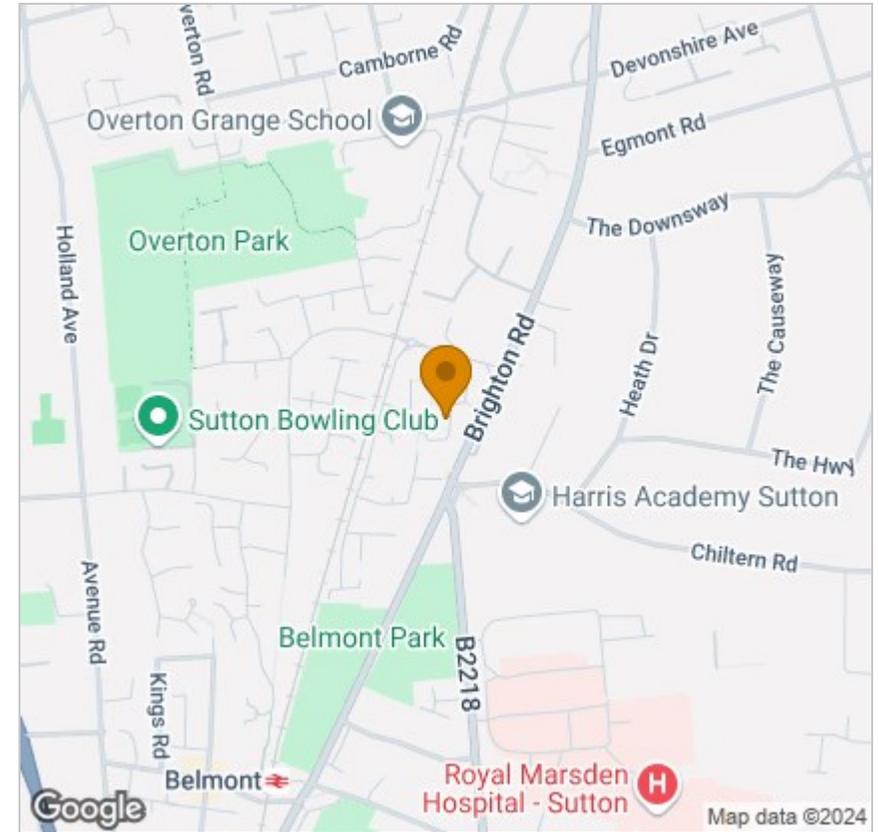


## Viewing

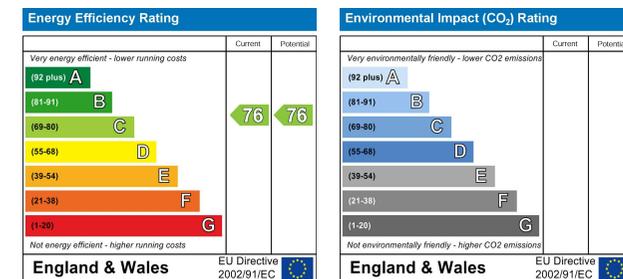
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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