



Copse Hill
Sutton, SM2 6AD

Guide price £375,000



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GUIDE PRICE £375,000 - £400,000
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 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. Cope Hill 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 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 modern kitchen is a great place to cook up a storm in, with stunning, dual aspect lounge that has a dining area and access onto the balcony 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 and separate w/c for maximum convenience. Outside is where you really are spoilt. The large private garden is a perfect space to get together and have a barbeque during these 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 whizzing you up to town in under half an hour. So, any downsides? Well if you consider the property also has no onward chain, we're struggling to find any!





GROUND FLOOR

Entrance

FIRST FLOOR

Hallway

Living/Dining Room

24'10 x 12'11 maximum (7.57m x 3.94m maximum)

Kitchen

10'1 x 8'10 (3.07m x 2.69m)

Bedroom

17'8 x 12'11 maximum (5.38m x 3.94m maximum)

Bedroom

14'1 x 11'9 maximum (4.29m x 3.58m maximum)

Bathroom

8' x 5'5 (2.44m x 1.65m)

Seperate W/C

4'11 x 2'9 (1.50m x 0.84m)

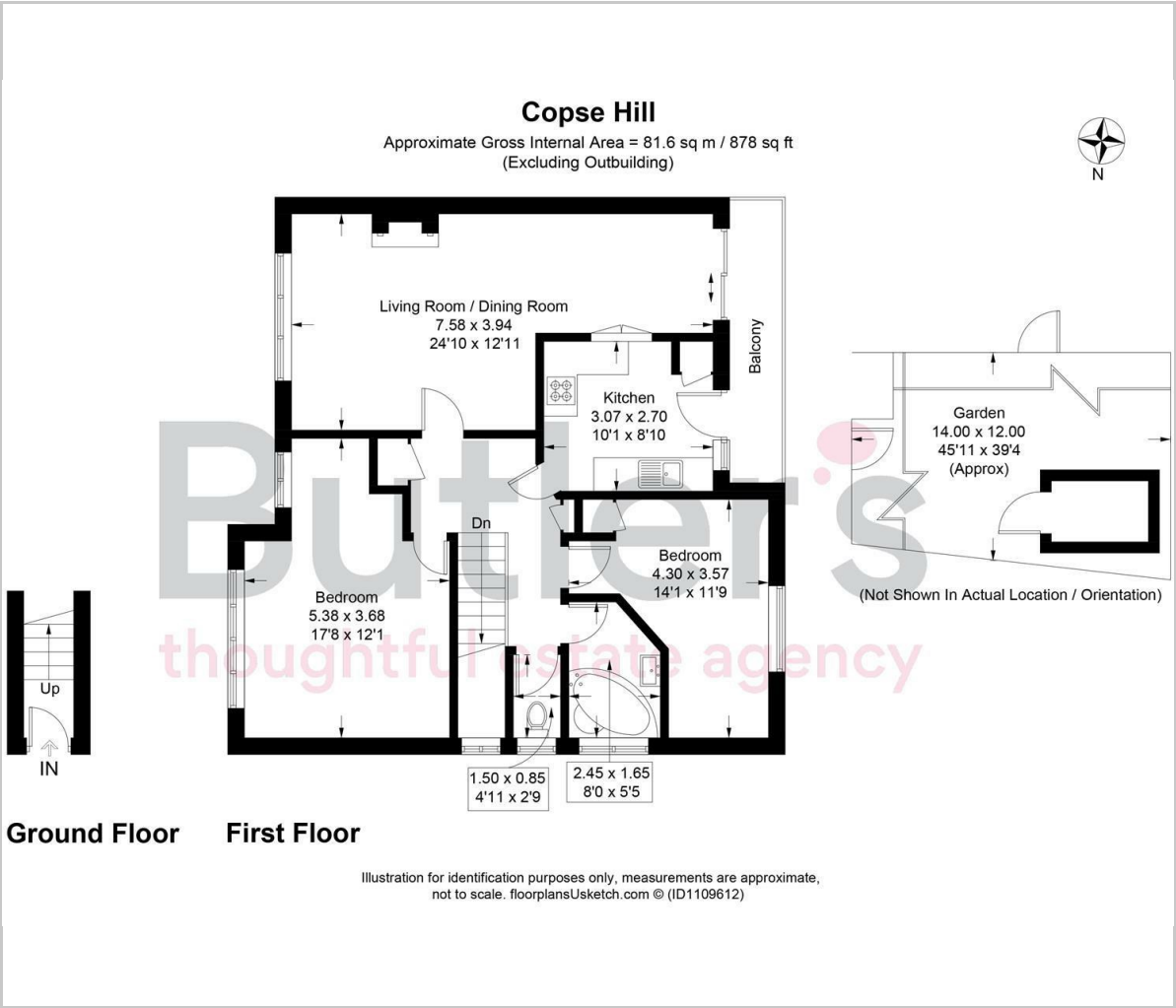
OUTSIDE

Private Rear Garden

Balcony



Floor Plan

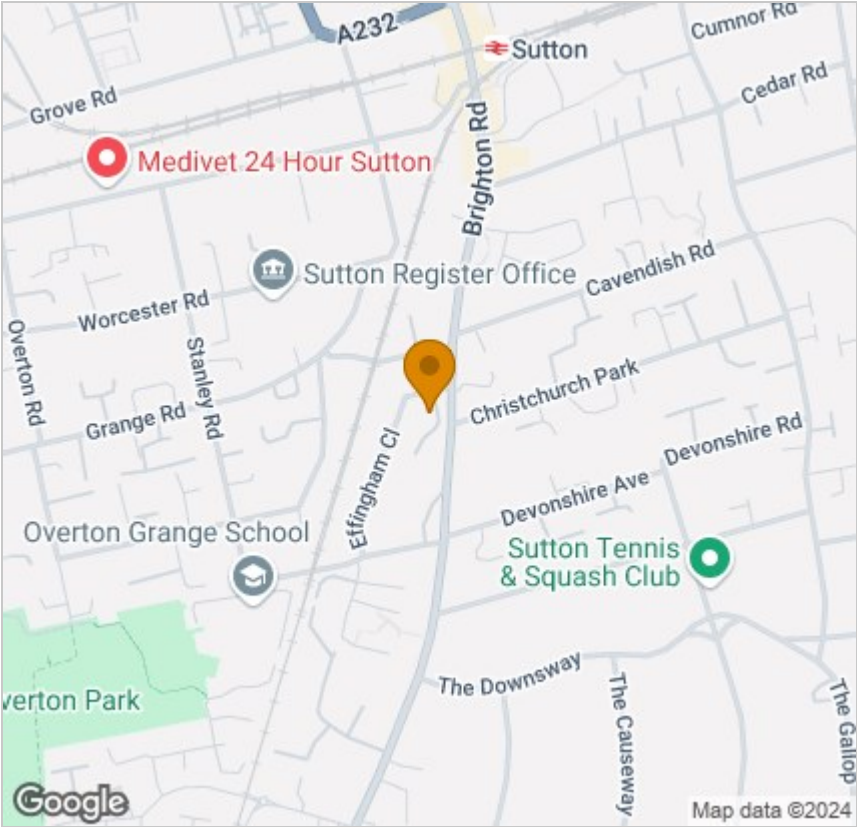


Viewing

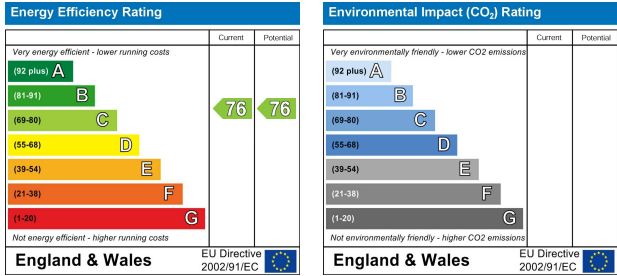
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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