

Butler's

thoughtful estate agency



Cedar Road
Sutton, SM2 5DA
Guide price £190,000



Cedar Road, Sutton, SM2 5DA

Positioned within an extremely prominent and coveted position in South Sutton, this spacious, second floor studio 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 with no onward chain and in good condition inside, with a large, separate kitchen that has a fabulous amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a fantastic studio area, even boasting a large integrated wardrobe. The reception area 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 and family come over and entertain in as you also have the benefit of direct access on to your own private balcony area. As we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London under half an hour. The final piece of the jigsaw comes by the way of an Garage en-bloc, perfect for you not having the issues of having to find a space at the end of a long day, a fantastic benefit for the lucky new owner!



SECOND FLOOR

Hallway

Studio Room

14'11 x 11'10 (4.55m x 3.61m)

Kitchen

10'5 x 8'9 (3.18m x 2.67m)

Bathroom

8'7 x 5'6 (2.62m x 1.68m)

OUTSIDE

Private Balcony

Garage

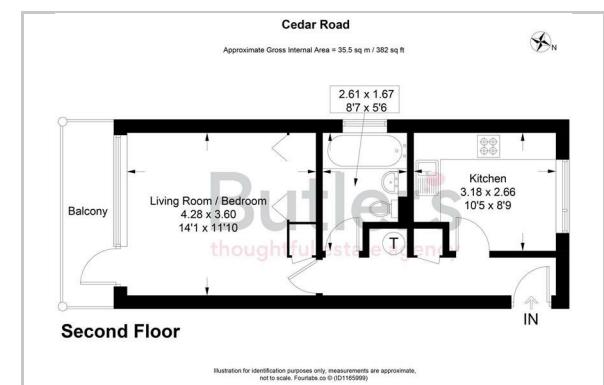
Communal Grounds



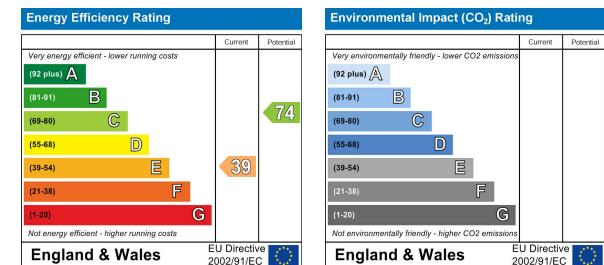
Area Map



Floor Plan



Energy Efficiency Graph



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