

# Butler's

thoughtful estate agency



Thicket Crescent  
Sutton, SM1 4QB  
Offers over £240,000



# Thicket Crescent, Sutton, SM1 4QB

Nestled in a prominent and coveted position in Sutton, this recently refurbished, one bedroom, first floor apartment offers excellent internal accommodation, also coming with the benefit of having no onward chain. 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, as this desirable block is well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered in great condition inside, with a well appointed, modern kitchen that has a good amount of workspace for you to really cook up a storm in! This generous sizes are consistent throughout, with a fantastic bedroom with lots of space for your large wardrobes, with a fabulous bathroom serving all of the rooms. But we are saving the best until last! The wonderful lounge/diner 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 and family come over and entertain in, with lovely elevated outlooks when they do. On the outside, 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 in under half an hour. The final piece of the jigsaw comes by the way of residents parking to the rear of the block.



## FIRST FLOOR

### Hallway

### Living/Dining Room

17'9 x 10'10 (5.41m x 3.30m)

### Kitchen

7'8 x 7'1 (2.34m x 2.16m)

### Bedroom

14'2 x 8'11 (4.32m x 2.72m)

### Bathroom

7'7 x 6'4 (2.31m x 1.93m)

## OUTSIDE

### Communal Grounds

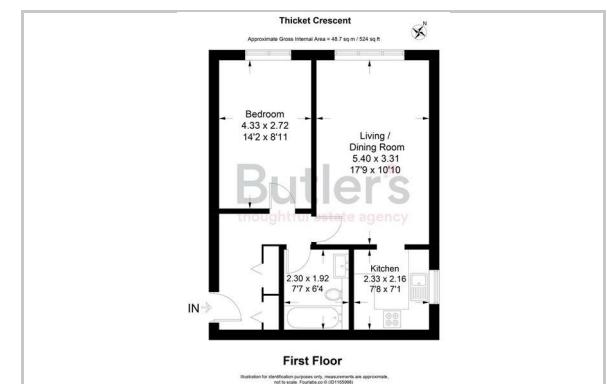
### Residents Parking



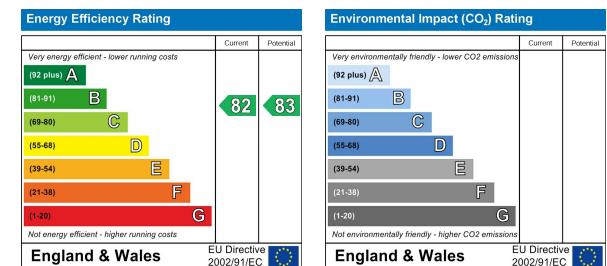
## Area Map



## Floor Plan



## Energy Efficiency Graph



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