

# Butler's

thoughtful estate agency



Rose Hill  
Sutton, SM1 3EU  
Guide price £375,000



# Rose Hill, Sutton, SM1 3EU

GUIDE PRICE £375,000 - £400,000 The location where we live is vital. Going into work, popping down the shops or even meeting friends, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At Rose Hill, you can have it all, being in such a convenient location, with the added lustre of being in a modern yet intimate & coveted development. Unusually for a property as recently built as this, there is also the fantastic benefit of having allocated parking which offers the new owners the convenience of not having to secure parking on street or at a nearby carpark. Inside, this modern apartment will impress with its amazing open plan layout in the amazing kitchen/living area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now. When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your bed and wardrobes in both the rooms! Kids, guests, flat mate or home office - nobody will be disappointed! Finishing off this wonderful home is a fabulous modern shower room serving all the rooms, so all you need to do is just unpack your bags and move in. If you yearn for outside space, there is Rosehill recreation ground opposite and the benefit of fantastic schooling if needed.



## GROUND FLOOR

### Hallway

### Kitchen/Living Room

23'7 x 10'4 (7.19m x 3.15m)

### Bedroom

15'5 x 10'2 (4.70m x 3.10m)

### Bedroom

10'2x8'0 (3.10mx2.44m)

### Bathroom

7'3 x 6'5 (2.21m x 1.96m)

## OUTSIDE

### Allocated Parking

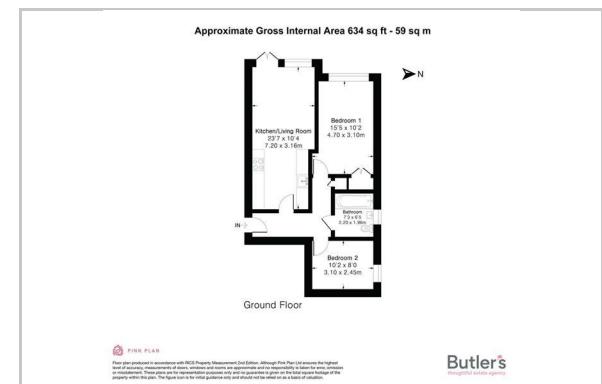
### Private Patio



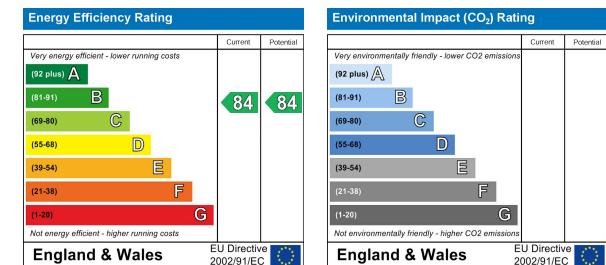
## Area Map



## Floor Plan



## Energy Efficiency Graph



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