

# Butler's

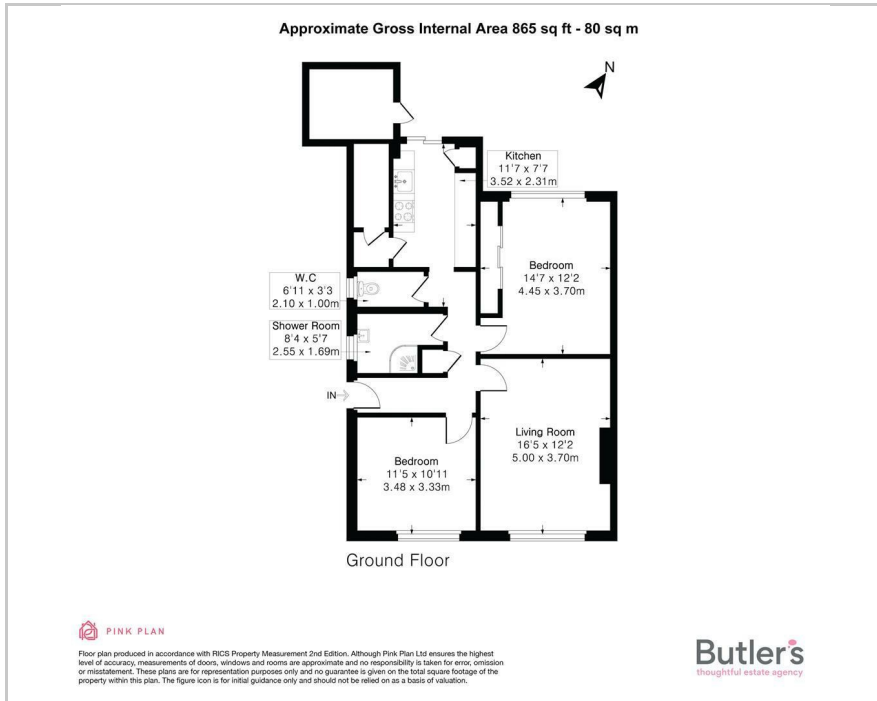
thoughtful estate agency



Stonecot Hill, Sutton, SM3 9HE  
Guide price £375,000



## Floor Plan



## Accommodation

- Spacious 2 bedroom maisonette
- Ground floor with direct access to garden
- Double bedrooms
- Modern kitchen & bathrooms
- Front & rear gardens
- Central position yet offset and shielded from the road
- Large living/dining room
- Close to excellent transport links, amenities & schooling
- External storage room

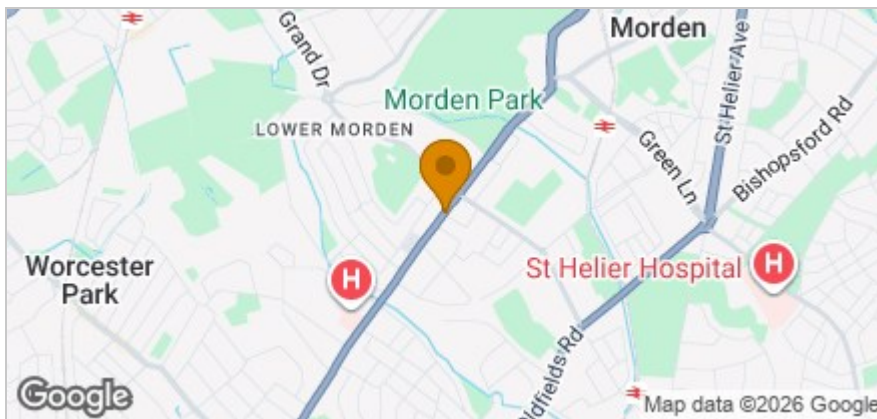


## Viewing

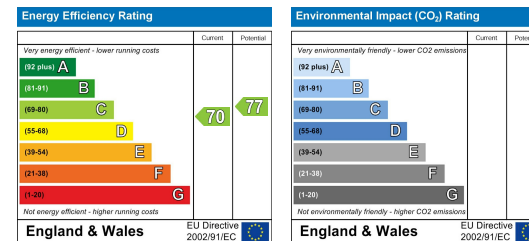
Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



## Energy Efficiency Graph



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