

# Butler's

thoughtful estate agency



## Chaucer Gardens Sutton, SM1 2QZ

Nestled in a prominent position in Sutton, this spacious 3 bedroom split-level 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 in fantastic condition, having been updated from top to bottom by the current owners.

Inside, the large, well-appointed kitchen/diner doesn't just have ample amount of workspace for you to really cook up a storm in, but also great to spend time in while you do so with your family. The wonderful lounge 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 come over and entertain in, with the room also easily being able to accommodate a dining or work area. With this room also being elevated, you also benefit from wonderful views from your large private balcony.

These generous sizes are consistent throughout, with three fantastic bedrooms, all benefiting from either having integrated wardrobes or lots of space for some. The property also boasts two modern bathrooms serving each of the floors.

Guide price £325,000

# Chaucer Gardens

## Sutton, SM1 2QZ



- Spacious 3 bedroom split level apartment
  - Updated throughout
  - Modern bath & shower rooms
  - NO ONWARD CHAIN
  - Private balcony & entrance
  - Kitchen/breakfast room
  - Heating & hot water included in the service charge
  - Garage en-bloc
  - Great access to outstanding schooling, transport links & high street
- Please note the lease will be extended upon completion

### SECOND FLOOR

Private Entrance

Living Room

16'1 x 12' (4.90m x 3.66m)

Kitchen/Breakfast Room

16'1 x 8'8 (4.90m x 2.64m)

Shower Room

5'4 x 4'9 (1.63m x 1.45m)

### THIRD FLOOR

Landing

Bedroom

14'1 x 9'9 (4.29m x 2.97m)

Bedroom

12' x 8'1 (3.66m x 2.46m)

Bedroom

8'11 x 7'7 (2.72m x 2.31m)

Bathroom

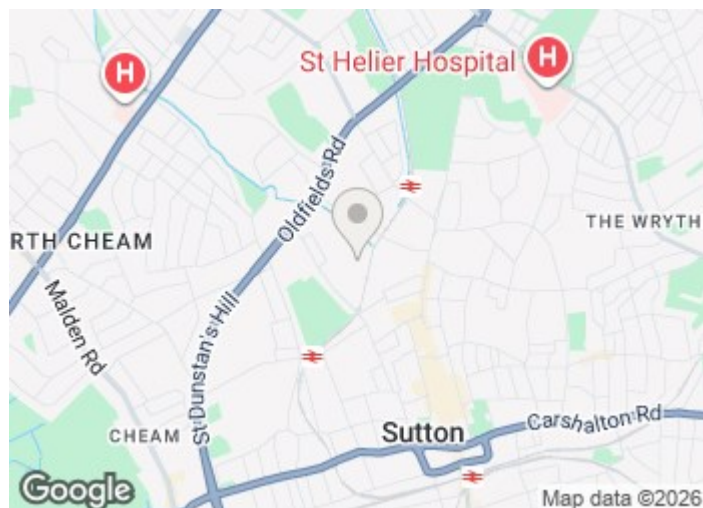
6'9 x 5'10 (2.06m x 1.78m)

### OUTSIDE

Private Balcony

Garage En-Bloc

External Storage



Directions



# Floor Plan

## Chaucer Gardens

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

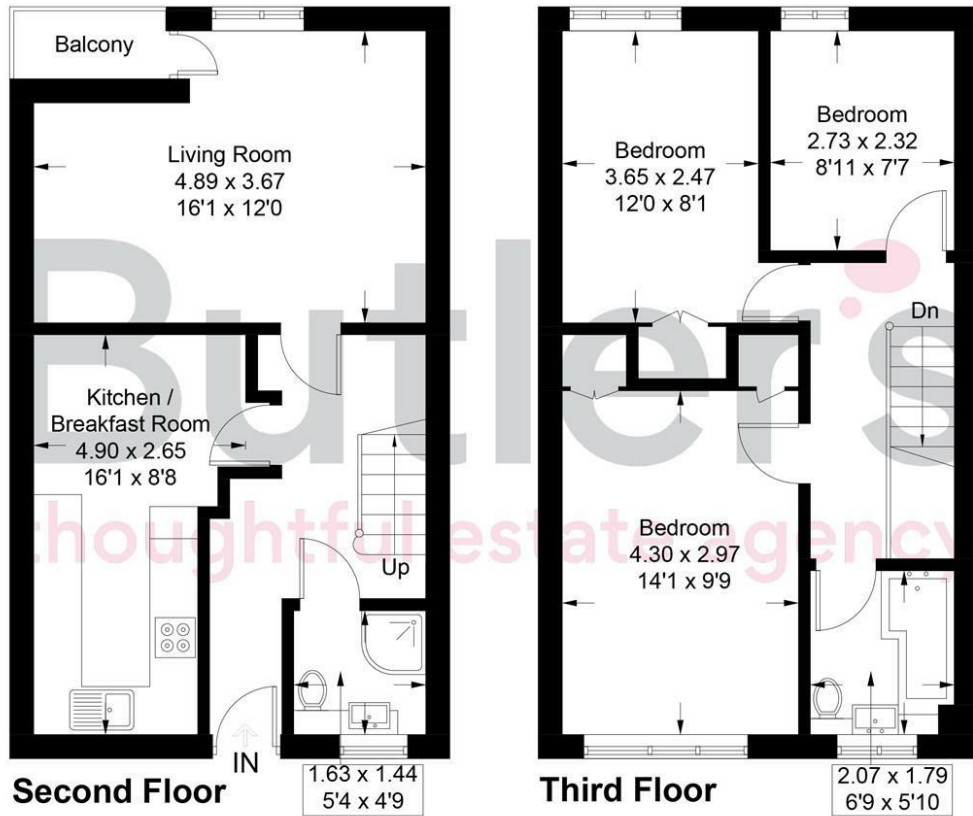


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283888)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

