

1-14 Russell Way  
PRIVATE ROAD  
RESIDENTS PARKING  
ONLY

Russell Way  
Sutton, SM1 2SP  
Guide price £425,000



# Russell Way, Sutton, SM1 2SP

GUIDE PRICE £425,000 - £450,000 Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. Russell Way is the solution to your problem! Positioned within a secluded central Sutton development that is friendly yet quiet, you really can have it all. Pulling up to your home after a hard day at work, you'll look back up at your house and won't be disappointed with just how lovely it is. Inside, the house has been recently renovated throughout and has contemporary layout that covers all bases to be a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge/diner is a perfect place to chill out with a good book or throw one of your dinner parties, whilst the modern kitchen has a good degree of space to cook up a storm in. Upstairs, the house continues to offer everything you could ever need, with a fabulous master that has integrated wardrobes and a good sized second bedroom, perfect for a home office, kids or spare bedroom. The modern family bathroom is also a joy, with a second shower room for maximum convenience.

So, what about location? Well you really are in the center of it all here, being within a short walk into Sutton high street, with a vast selection of excellent schooling, shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well if you consider the property also has an allocated parking space, we're struggling to find any!



## GROUND FLOOR

Vestibule

Living/Dining Room/Kitchen  
18'9 x 16'10 (5.72m x 5.13m)

## FIRST FLOOR

Landing

Bathroom  
6'6 x 5'7 (1.98m x 1.70m)

Shower Room  
4'4 x 2'7 (1.32m x 0.79m)

Bedroom  
10'9 x 9'5 (3.28m x 2.87m)

Bedroom  
13' x 7'3 (3.96m x 2.21m)

OUTSIDE

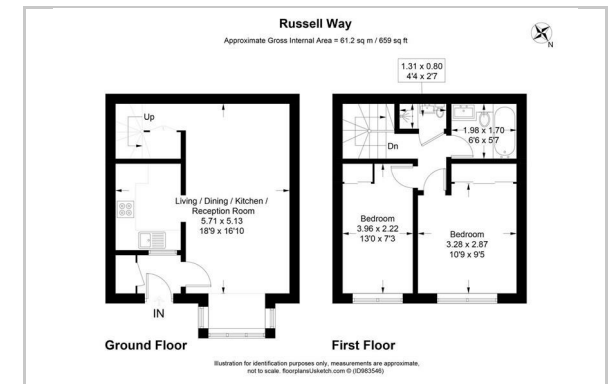
Front Garden

Allocated Parking

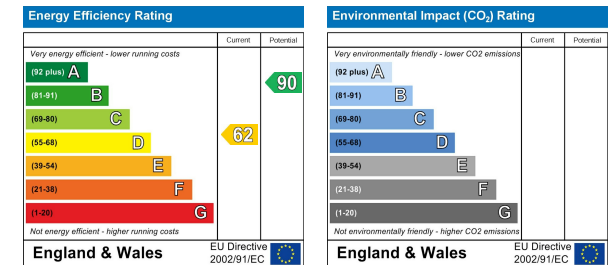
## Area Map



## Floor Plan



## Energy Efficiency Graph



18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

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.