



Ashleigh Gardens
Sutton, SM1 3EN
Guide price £450,000



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GUIDE PRICE £450,000 - £475,000 This terraced home is in need of some cosmetic updating but comes with bags of potential, especially being set in such a fabulous location and having recently been re-roofed. Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having excellent schooling in close proximity. Buses and Sutton Common station are just minutes away, providing quick links into the City, so you can be from your sofa to London in well under an hour. Despite all of this, when the work is done and you can relax in your rear garden, you'll benefit from a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Within the home, you'll appreciate the abundance of features and charm that still remain, having been owned and much loved by the same family since new - ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a spacious 'L' shaped living/dining room that you can have arranged in a variety of ways, which is also adjacent to the kitchen. There is even the option to extend as some of the neighbors have - subject to the relevant permissions. Upstairs, there is potential in abundance. With two great-sized bedrooms and generous single, it will be a tough choice about who gets what room! There is also a possibility for a loft conversion if you have a large family. Finishing off the house internally is a bathroom serving all the rooms, with a garden to the front with potential for off-street parking, again subject to the relevant consents.

Area Map



GROUND FLOOR

- Hallway
- Living/Dining Room
19'6 x 12'9 (5.94m x 3.89m)
- Kitchen
8'10 x 6'11 (2.69m x 2.11m)

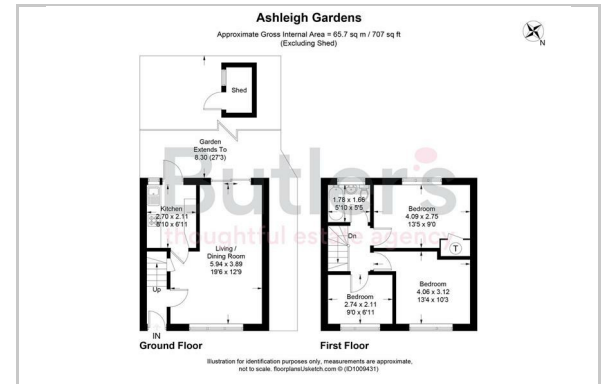
OUTSIDE

- Rear Garden
- Front Garden

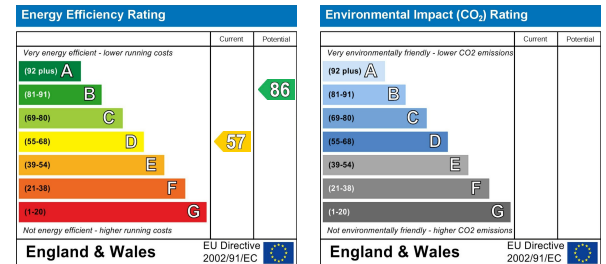
FIRST FLOOR

- Landing
- Bedroom
13'5 x 9' (4.09m x 2.74m)
- Bedroom
13'4 x 10'3 maximum (4.06m x 3.12m maximum)
- Bedroom
9' x 6'11 (2.74m x 2.11m)
- Bathroom
5'10 x 5'5 (1.78m x 1.65m)

Floor Plan



Energy Efficiency Graph



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