

Butler's

thoughtful estate agency



Erskine Road
Sutton, SM1 3AT

Offers in the region of £550,000



Erskine Road Sutton, SM1 3AT

Positioned in one of Sutton's most convenient residential locations, this lovely home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Erskine Road will surpass your expectations, as it's just a short distance to either Sutton & Carshalton, with you having excellent schooling close by. Sutton Mainline, Common & Carshalton stations provide quick links into the City - you'll be from your sofa to London in just under an hour. Despite all of this, sitting on the patio of your level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside, the house has a fantastic layout as the current sellers have extended the property throughout their ownership, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. There is also a loft room, currently being used as a hobby/craft area. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the separate dining room that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the enlarged kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. There is even a separate study if you work from home. Like to keep fit or need even more space? We have great news for you! Outside, there is a fantastic summer house/cabin could be a versatile space for a home gym, storage or for summer gatherings, and to the front you'll love the convenience of your very own driveway





GROUND FLOOR

Porch

Hallway

Living Room

12'11" x 10'7" (3.94m x 3.23m)

Dining Room

11'2" x 10'6" (3.40m x 3.20m)

Study

Kitchen

14'1" x 12' maximum (4.29m x 3.66m maximum)

FIRST FLOOR

Landing

Bedroom

13'7" x 10'6" (4.14m x 3.20m)

Bedroom

10'8" x 10'6" (3.25m x 3.20m)

Bedroom

7'1" x 6'1" (2.16m x 1.85m)

Bathroom

6'3" x 6' (1.91m x 1.83m)

Loft Room

17'9" x 7'8" approx (5.41m x 2.34m approx)

OUTSIDE

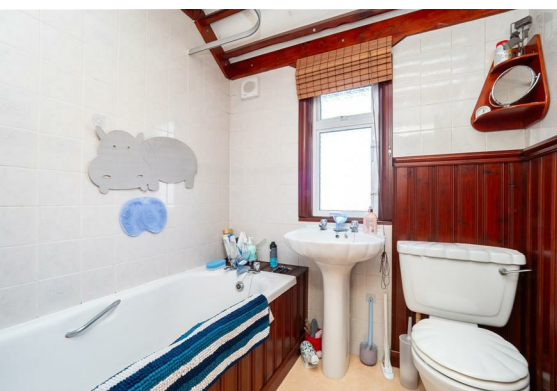
Driveway

Rear Garden

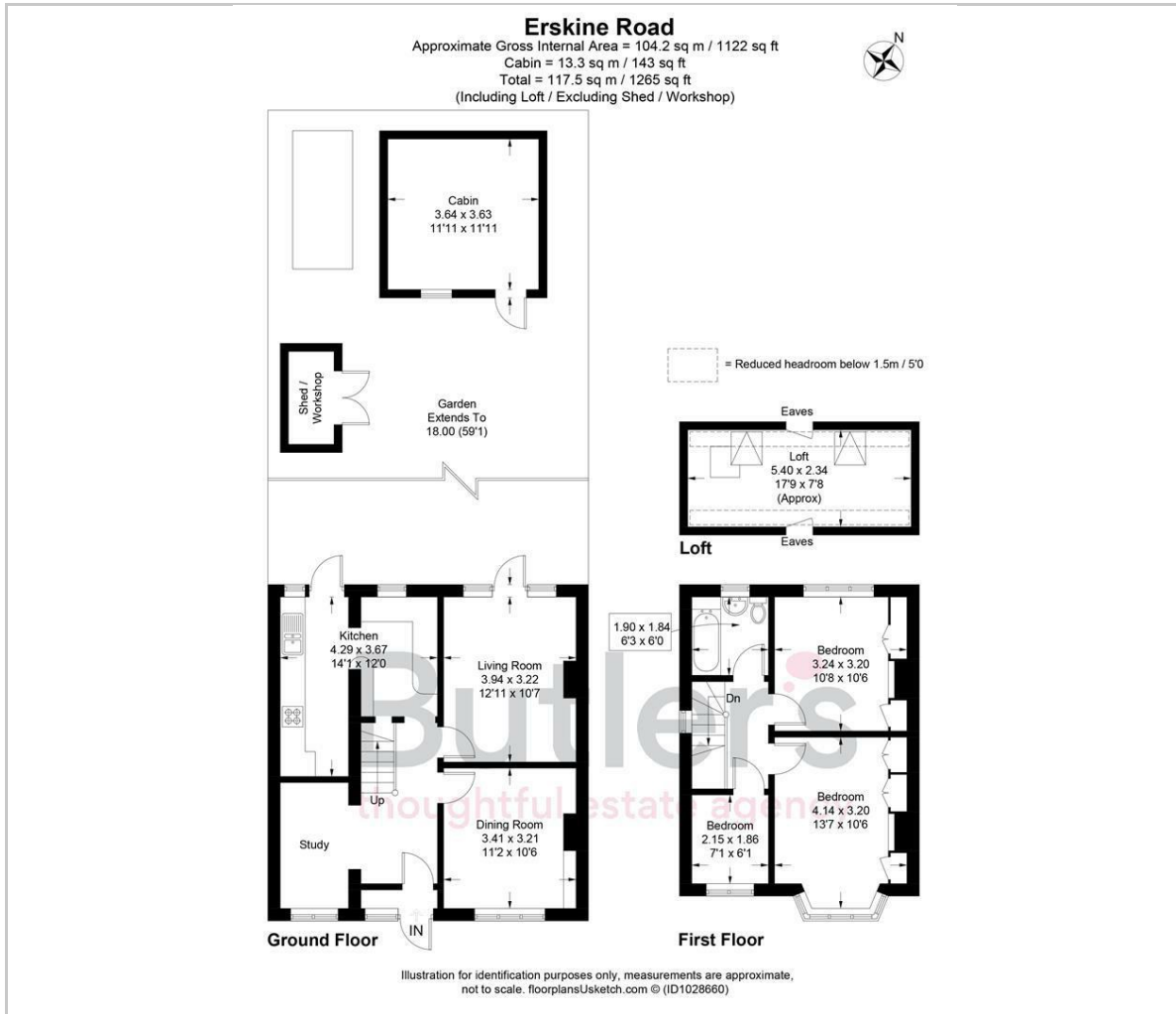
Summer House/Cabin

11'11" x 11'11" (3.63m x 3.63m)

Shed/Workshop



Floor Plan

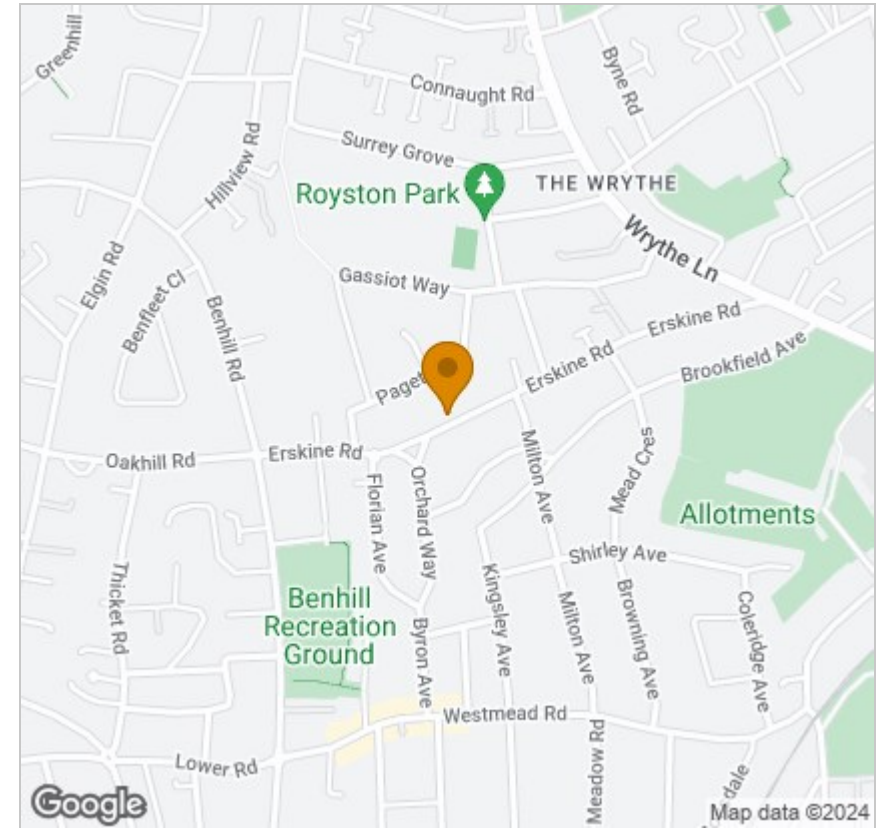


Viewing

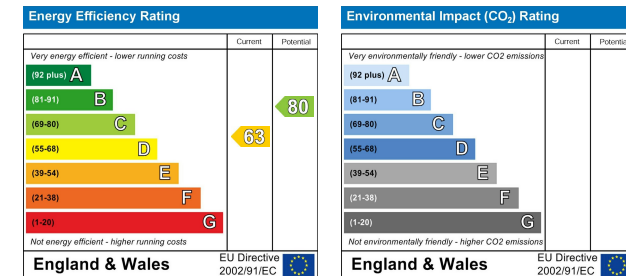
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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