

# Butler's

thoughtful estate agency



Sherborne Road  
Sutton, SM3 9QA

Guide price £525,000



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## Sherborne Road

Sutton, SM3 9QA

GUIDE PRICE £525,000 - £550,000 This semi-detached house is a fantastic family home, set in a fabulous location. 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 provide quick links into the City, so it will be 'sofa to London' in under an hour.

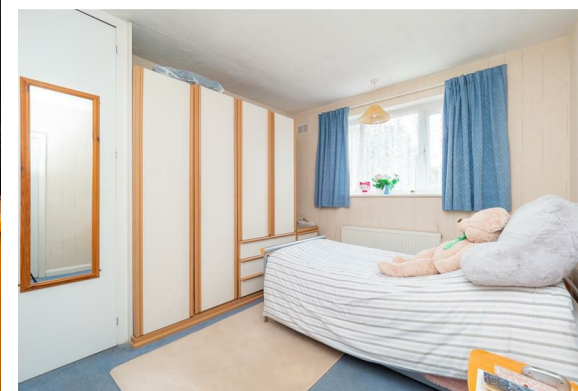
Despite all of this, sitting in your generously sized, level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Within the home, you'll appreciate the abundance of space and charm, ideal for relaxing and entertaining alike, with everything being in the sort of condition you can just move in and start to enjoy immediately, yet with the potential to update to your own taste during your occupation.

Inside, the layout of the ground floor currently offers a huge amount of versatility, with a large through lounge and a lovely kitchen with a good degree of workspace to prepare your evening meals. This is also part of the house that you could keep as is, knock through to the dining room or even go the extension route as some of the neighbours have - subject to the relevant permissions.

Upstairs, there are two well proportioned double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids or even to use as a home office. There is also a possibility for a loft conversion if you have a large family.

Finishing off this wonderful house internally is a bathroom serving all the rooms. On the outside there is the aforementioned garden leading to a detached garage with electric roller door - with the bonus of a driveway providing off street parking to the front.





## GROUND FLOOR

Hallway

Living Room

11'7 x 10'6 (3.53m x 3.20m)

Dining Room

11'6 x 10' (3.51m x 3.05m)

Kitchen

8'5 x 6' (2.57m x 1.83m)

## FIRST FLOOR

Landing

Bedroom

13'1 x 10'2 (3.99m x 3.10m)

Bedroom

11'5 x 10'2 (3.48m x 3.10m)

Bedroom

8'7 x 5'11 (2.62m x 1.80m)

Bathroom

5'10 x 5'8 (1.78m x 1.73m)

## OUTSIDE

Driveway

Rear Garden

Garage

17'3 x 14'7 (5.26m x 4.45m)



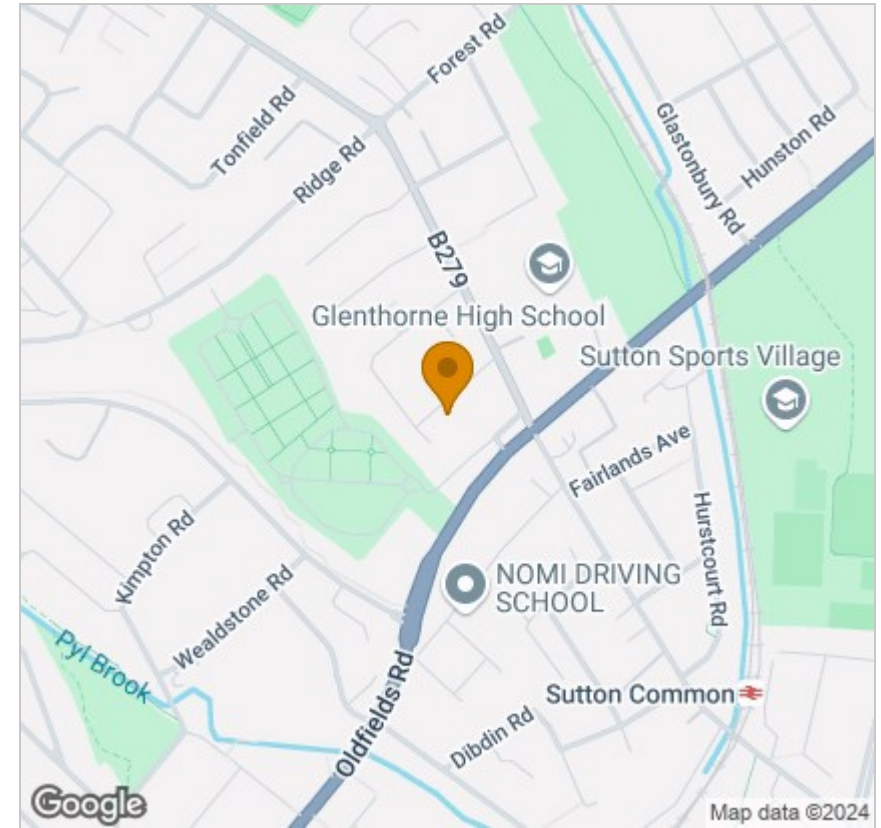
## Floor Plan



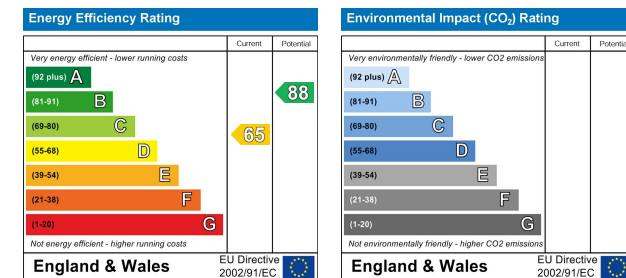
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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