

Butler's

thoughtful estate agency



Carshalton Road
Sutton, SM1 4SB

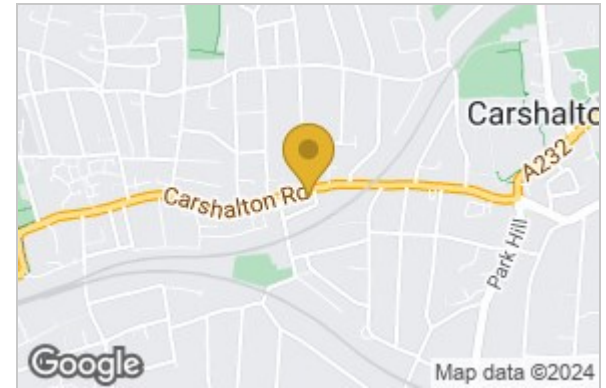
Offers in the region of £550,000



Carshalton Road, Sutton, SM1 4SB

This large semi-detached home is in need of refurbishment but comes with bags of potential, especially being set in such a central location. Have you ever dreamed of living in a convenient road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into Sutton & Carshalton, with you having outstanding schooling in close proximity. Buses, along with Sutton mainline, Carshalton & Beeches stations provide quick links into the City. Despite all of this, sitting in your mature rear garden, you'd be forgiven for thinking you were in a more secluded spot - a great space for you to enjoy a good book, catch some rays or even have a few friends over when the work is done. Within the home, you'll appreciate the abundance of period features and charm that still remain, ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with three reception rooms, however there is still scope to either knock through the rear rooms or even go the extension route as some of the neighbors have - subject to the relevant permissions. Upstairs, there is potential in abundance, with four good-sized bedrooms, it will be a tough choice about which one to make your own! There is also a possibility to enlarge the loft conversion and split into 2 rooms and a bathroom. The property also boasts a garage to the rear, along with the huge benefit of no onward chain.

Area Map



GROUND FLOOR

- Porch
- Hallway
- Living Room
14'8 x 14'6 (4.47m x 4.42m)
- Family Room
14'1 x 10'11 (4.29m x 3.33m)
- Dining Room
11'10 x 10' (3.61m x 3.05m)
- Kitchen
9'8 x 6'4 (2.95m x 1.93m)
- Lean To

FIRST FLOOR

- Landing
- Bedroom
15' x 13'5 maximum (4.57m x 4.09m maximum)
- Bedroom
14' x 10'10 maximum (4.27m x 3.30m maximum)

Bedroom

10'6 x 10' maximum (3.20m x 3.05m maximum)

Bathroom

7'4 x 5'8 (2.24m x 1.73m)

Separate W/C

4'3 x 2'7 (1.30m x 0.79m)

SECOND FLOOR

Landing

Bedroom

21'4 x 14'6 maximum (6.50m x 4.42m maximum)

OUTSIDE

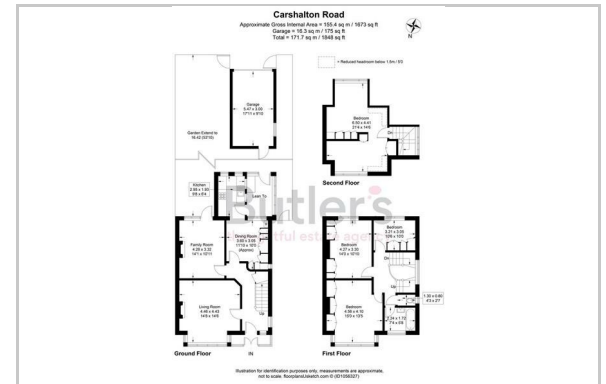
Front Garden

Rear Garden

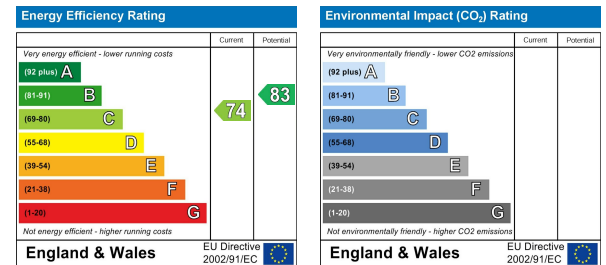
Garage

17'11 x 9'10 (5.46m x 3.00m)

Floor Plan



Energy Efficiency Graph



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