

# Butler's

thoughtful estate agency



Crown Road  
Sutton, SM1 1RT  
Offers over £425,000





# Crown Road, Sutton, SM1 1RT

If you love to entertain, this house could be on the one for you! Located in one of Sutton's most convenient roads, this wonderful 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? Crown Road will surpass your expectations, as it's an extremely quick stroll into the high street, with outstanding schools and Sutton Mainline/West Sutton stations close by, providing quick links into the City in under half an hour. Despite all of this, sitting in your lovely, low maintenance 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 your home, you'll appreciate the features and charm, with current condition meaning you can just pack your bags and move straight in. Looking for a 'wow' when you walk through the door? The incredible kitchen/diner is a stunning space which means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills, also boasting views and access out onto the garden. The layout of the ground floor continues to offer a huge amount of versatility, with a cozy living room and a second modern bathroom that is so convenient. This is a house that means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties and soirees you've been dreaming of for some time now. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a bathroom serving all the rooms, situated off one of the bedrooms.



## GROUND FLOOR

Vestibule

Living Room  
12'10 x 11'4 (3.91m x 3.45m)

Lobby

Kitchen/Dining Room  
12'11 x 12'6 (3.94m x 3.81m)

Shower Room  
8'2 x 3'10 (2.49m x 1.17m)

## FIRST FLOOR

Landing

Bedroom  
12'11 x 9'8 (3.94m x 2.95m)

Bedroom  
12'10 x 9'8 (3.91m x 2.95m)

Bathroom  
7' x 6'10 (2.13m x 2.08m)

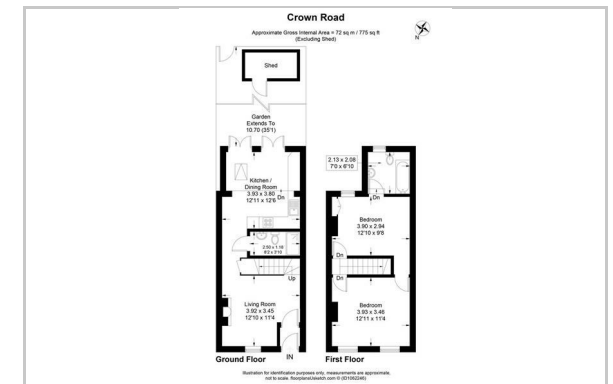
## OUTSIDE

Rear Garden

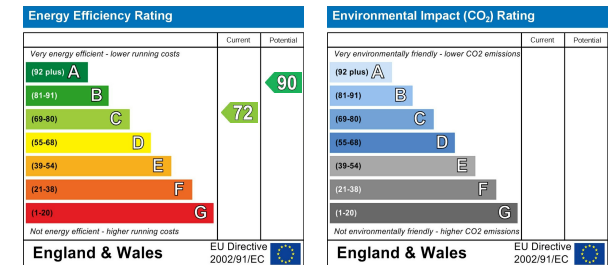
## Area Map



## Floor Plan



## Energy Efficiency Graph



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