

# Butler's

thoughtful estate agency



Vicarage Road  
Sutton, SM1 1QN

Guide price £425,000



## Vicarage Road

Sutton, SM1 1QN

GUIDE PRICE £425,000 - £450,000

Located in one of Sutton's most convenient roads, this wonderful semi-detached period home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a central yet quiet road, on the doorstep of fabulous amenities, open spaces, schools and transport links?

Vicarage Road will surpass your expectations, as it's just a quick stroll into the high street, with excellent schooling and West Sutton/Sutton Common stations providing quick links into the City - sofa to London in under an hour.

Inside your home, you'll appreciate the features and charm that still remain, with the current condition meaning you can just pack your bags and move straight in. The layout of the ground floor offers a huge amount of versatility with a lounge and separate dining room, with lots of space to incorporate a dining table and even a desk if you work from home. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now.

If we're on the money with the latter, the well proportioned kitchen means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills!

Upstairs, this house doesn't let you down; with three fantastic bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a ground floor bathroom and rewilded, southerly facing garden that has been a labor of love for the sellers to maximize on local wildlife and growing vegetables, however can be returned to a more conventional garden if preferred.





## GROUND FLOOR

Hallway

Living Room

11'9 x 10'7 maximum (3.58m x 3.23m maximum)

Dining Room

11'10 x 9'8 (3.61m x 2.95m)

Kitchen

9'2 x 6'5 (2.79m x 1.96m)

Bathroom

6'9 x 5'11 (2.06m x 1.80m)

## FIRST FLOOR

Landing

Bedroom

11'10 x 9'7 (3.61m x 2.92m)

Bedroom

11'9 x 10'5 into bay (3.58m x 3.18m into bay)

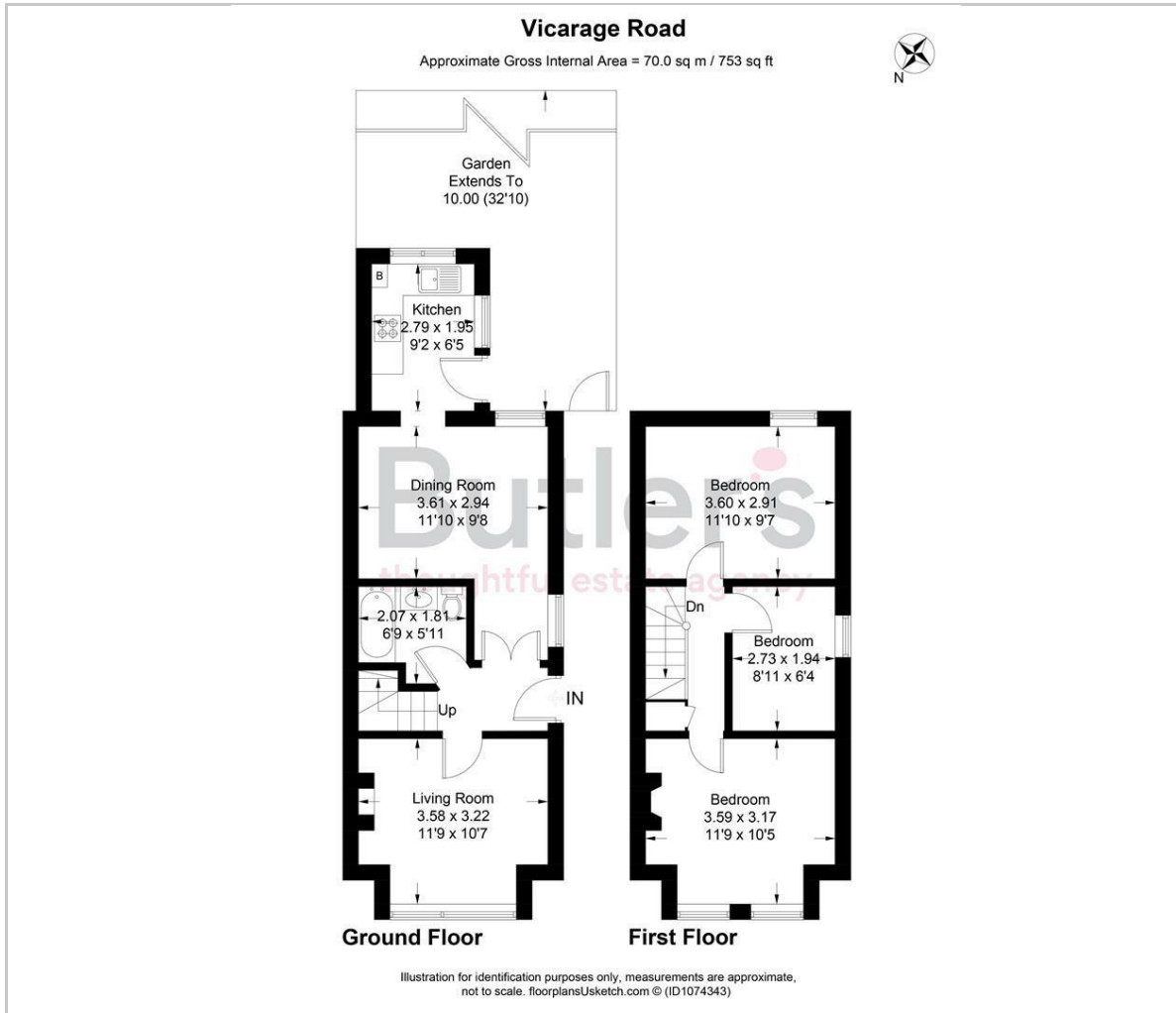
Bedroom

8'11 x 6'4 (2.72m x 1.93m)

## OUTSIDE

Rear Garden

## 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

