

Butlers

thoughtful estate agency



Vale Road
Sutton, SM1 1QH

Offers over £450,000



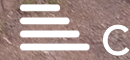
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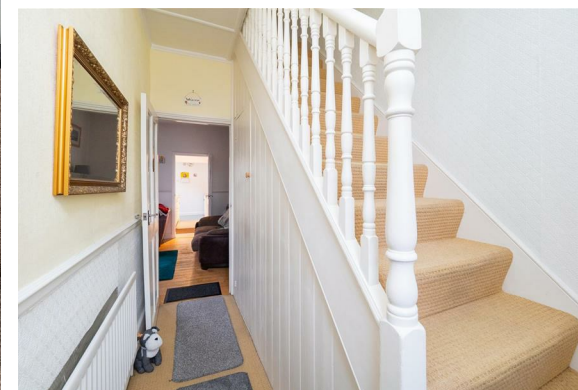
Located in one of Sutton's most convenient roads, this wonderful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a central road, on the doorstep of fabulous amenities, open spaces, schools and transport links?

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

Inside your home, you'll appreciate the features and charm, 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, there is 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 large 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 generous 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 courtyard garden that is low maintenance.





GROUND FLOOR

Hallway

Living Room

15' x 11'8 (4.57m x 3.56m)

Dining Room

12'8 x 11'1 (3.86m x 3.38m)

Kitchen

14'10 x 8'8 maximum (4.52m x 2.64m maximum)

Lobby

Bathroom

5'7 x 5'6 (1.70m x 1.68m)

FIRST FLOOR

Landing

Bedroom

14'1 x 11'1 (4.29m x 3.38m)

Bedroom

11'8 x 8' (3.56m x 2.44m)

Bedroom

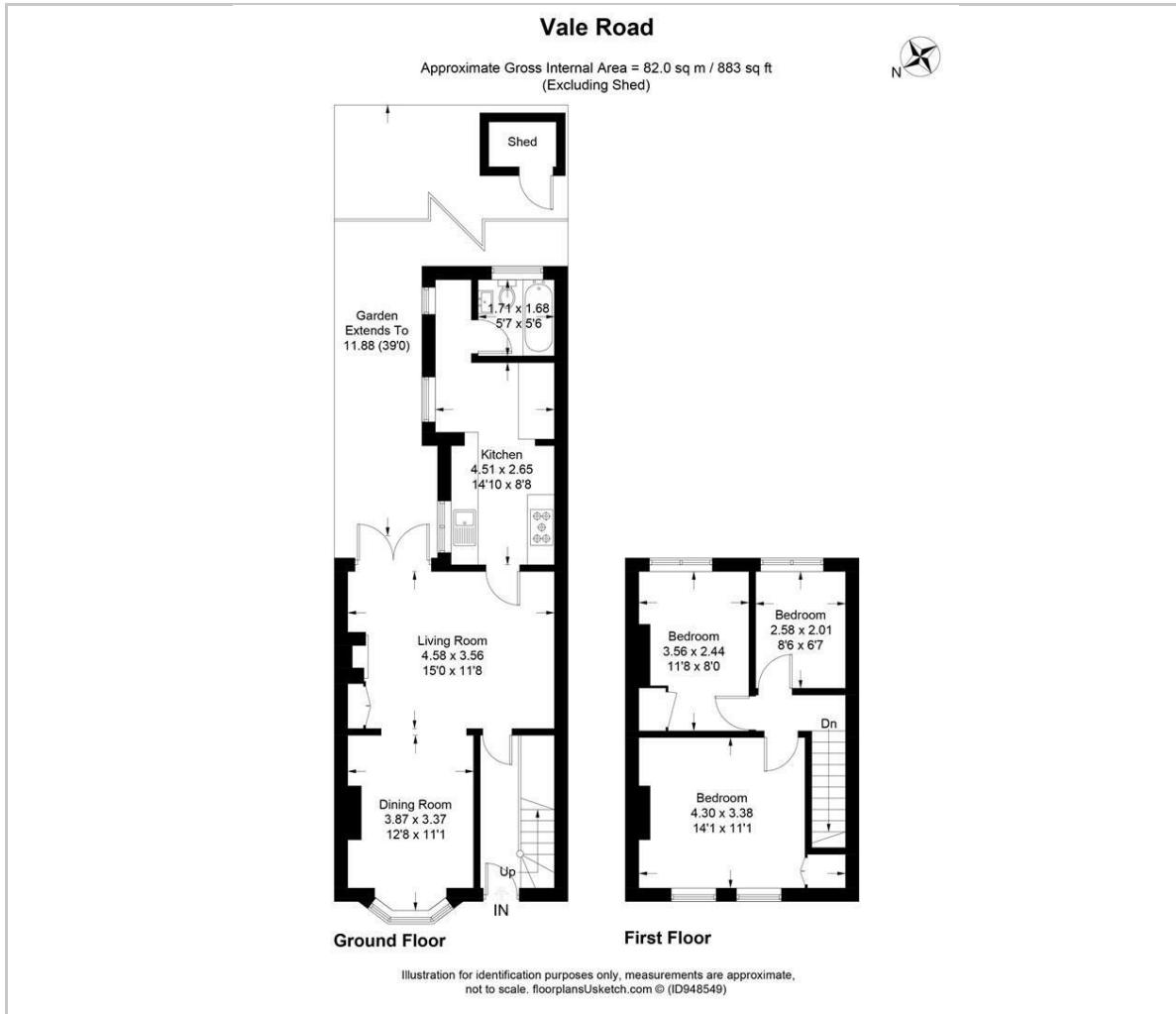
8'6 x 6'7 (2.59m x 2.01m)

OUTSIDE

Rear Courtyard Garden

Front Terrace

Floor Plan



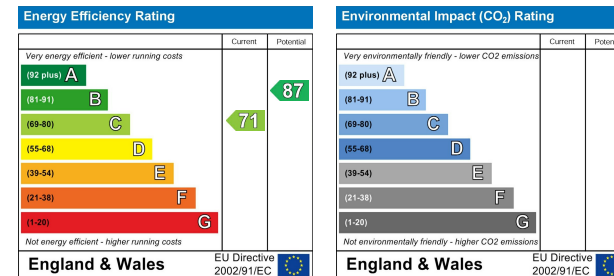
Viewing

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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