

Butler's

thoughtful estate agency

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I'm for sale
020 39 170 160
butlershomes.co.uk

Avenue Road
Sutton, SM2 6JB

Guide price £700,000



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Avenue Road

Sutton, SM2 6JB

GUIDE PRICE £700,000 - £725,000 Every now and again a home comes to market that is truly exceptional, with this 3 bedroom semi-detached bungalow being one such property. It really is a light and airy house that is totally unique, having been extended and finished to an excellent standard throughout. It offers all the space you could ever wish for, especially if you love to entertain and spend time with your friends and family. Location-wise it couldn't get any better. Set within a highly coveted location, you have incredible schooling, transport links and amenities on your doorstep.

Inside the house, the property has a modern feel, with a spacious living room, being a fabulous place for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. The real heart of the home is always the kitchen, and you'll be blown away here! Totally breathtaking with a vaulted ceiling and stunning finish, you'll sitting down with your loved ones in the dining area, beautifully maximizing all the available space. The bedrooms will truly impress in what are incredibly generous proportions, with all the rooms benefitting from fitted storage or an en-suite cloakroom. All the remaining rooms are then served by the modern bathroom, with an additional shower room off the kitchen.

But there's more! The large garden with terrace is a real sun trap, perfect for get-togethers and great for every age range - also boasting the recent conversion of the garage into an outbuilding that could be used for multiple reasons, such as an office, playroom or even a gym. To the front of the property there is a driveway providing off street parking. So, if you are looking to up or downsize into a turn-key property, this really is an incredible opportunity too good to miss, especially as there is also further potential to extend, really future-proofing your investment





GROUND FLOOR

Hallway

Living Room
17'3 x 12'1 (5.26m x 3.68m)

Kitchen/Dining Room
23' x 12'3 (7.01m x 3.73m)

Shower Room
9'5 x 2'11 (2.87m x 0.89m)

Bedroom
11'6 x 9'8 (3.51m x 2.95m)

En-Suite Cloakroom
6'3 x 2'11 (1.91m x 0.89m)

Bedroom
13'11 x 11'5 maximum (4.24m x 3.48m maximum)

Bedroom
11'6 x 8'9 maximum (3.51m x 2.67m maximum)

Bathroom
6'3 x 2'11 (1.91m x 0.89m)

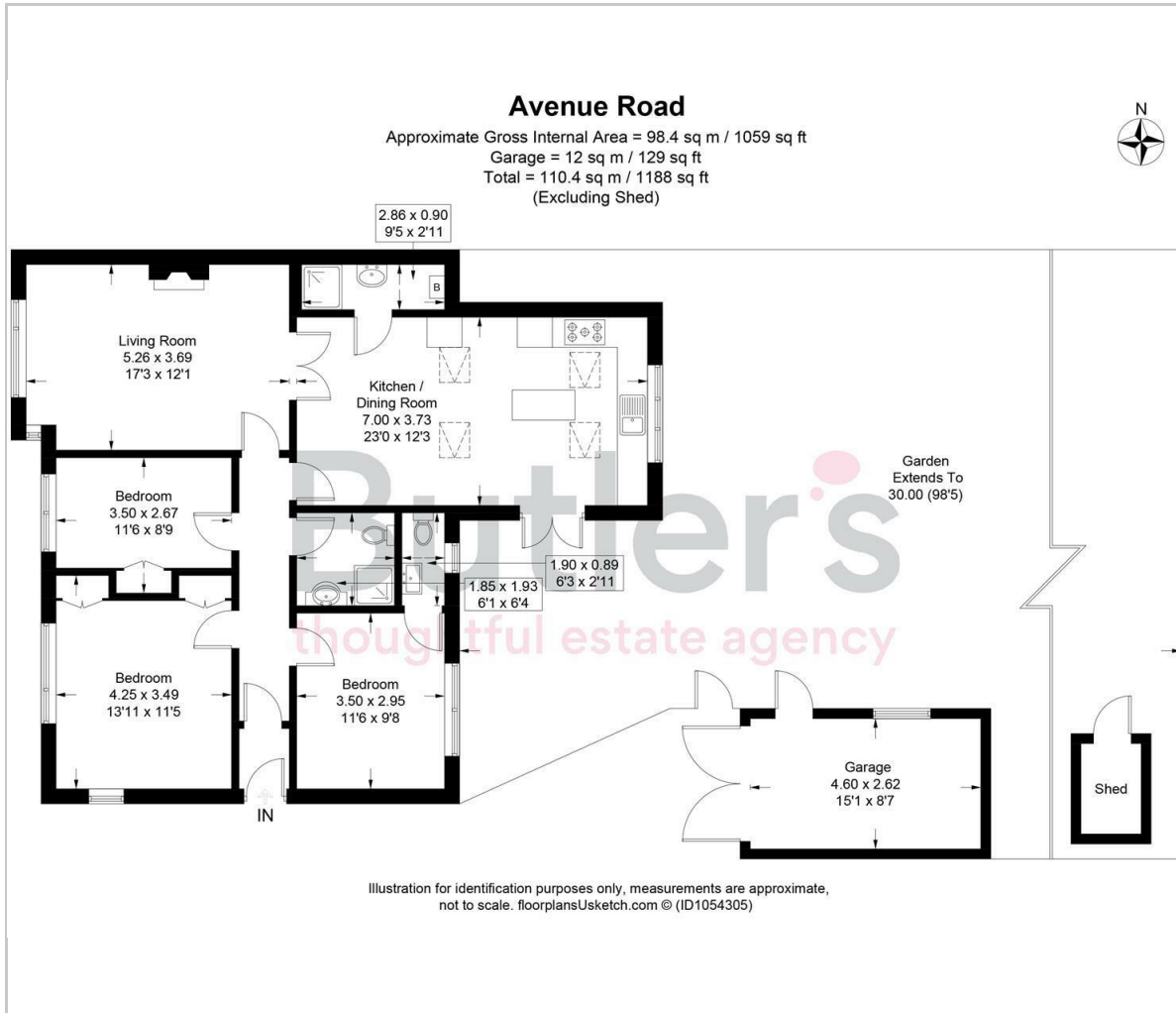
OUTSIDE

Driveway

Outbuilding (Converted Garage)
15'1 x 8'7 (4.60m x 2.62m)

Rear Garden

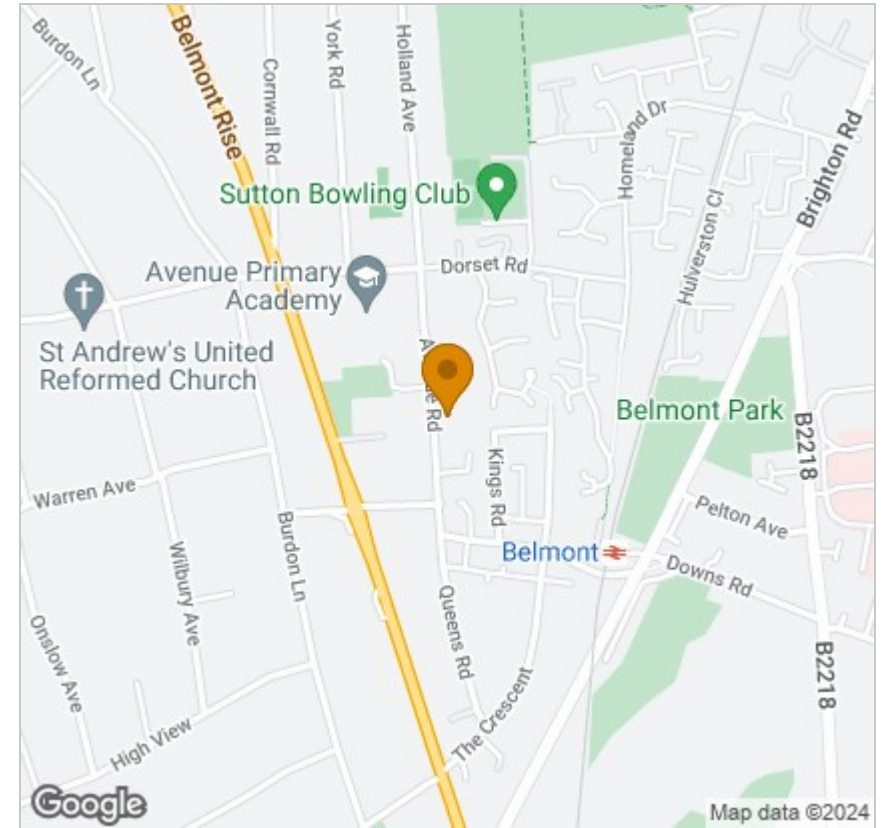
Floor Plan



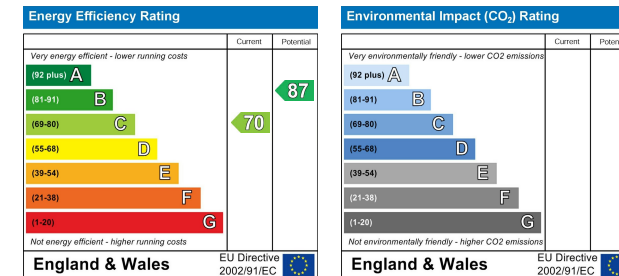
Viewing

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.

Area Map



Energy Efficiency Graph



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