

Butler's

thoughtful estate agency



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Sutton Common Road
Sutton, SM1 3HT
Offers over £575,000



Sutton Common Road, Sutton, SM1 3HT

This spacious end of terrace house is a fantastic family home, set in a fabulous location. Have you ever dreamed of living in road which is on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton Common station provide quick links into the City, so you can be into London in under an hour door to door. Despite all of this, sitting in your generously sized, mature 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. Within the home, you'll appreciate the abundance of space and charm, ideal for relaxing and entertaining alike, with everything being in the sort of condition you can just move in and start to enjoy immediately. Inside, the layout of the ground floor currently offers a huge amount of versatility, with two spacious reception rooms and a lovely modern kitchen which has been recently refitted. This is a part of the house that you could keep as is, knock through to the dining room or even go the extension route as some of the neighbors have - subject to the relevant permissions. Upstairs, there are 2 good-sized double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids or even to set up as a home office. There is also a possibility for a loft conversion if you have a large family. Finishing off this wonderful house internally is a modern bathroom serving all the rooms. On the outside there is the aforementioned garden with a detached garage, along with the bonus of a driveway providing off street parking to the front.



GROUND FLOOR

- Hallway
- Living Room
13'8 x 11'5 (4.17m x 3.48m)
- Dining Room
11'3 x 10'3 (3.43m x 3.12m)
- Kitchen
9'9 x 6'5 (2.97m x 1.96m)
- Conservatory
12'3 x 8' (3.73m x 2.44m)

FIRST FLOOR

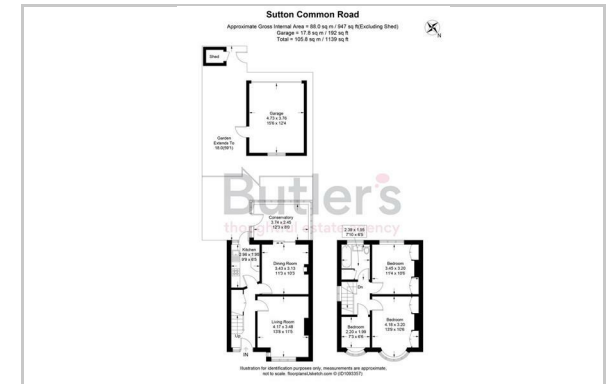
- Landing
- Bedroom
13'9 x 10'6 into bay (4.19m x 3.20m into bay)
- Bedroom
11'4 x 10'6 (3.45m x 3.20m)

- Bedroom
7'3 x 6'6 (2.21m x 1.98m)
- Bathroom
7'10 x 6'5 (2.39m x 1.96m)
- OUTSIDE
- Driveway
- Rear Garden
- Detached Garage

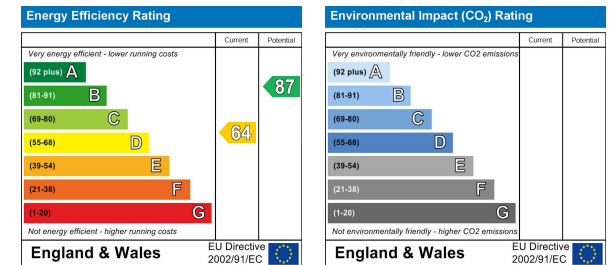
Area Map



Floor Plan



Energy Efficiency Graph



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