

**Butler's**  
thoughtful estate agency



Clarence Road  
Sutton, SM1 1RJ  
Guide price £475,000



# Clarence Road, Sutton, SM1 1RJ

**MUST VIEW - NO CHAIN! - GUIDE PRICE £475,000 - £500,000** Every now and again a home comes to market that is truly fantastic, with this gorgeous 2-bedroom semi-detached period home being one such property. It really is a light and airy house that has been fastidiously cared for by the current owner, having maintained and updated the property throughout their occupation and offers all the space you could wish for, especially if you love to entertain your friends and family. Location-wise it couldn't get any better! Set within a quiet, yet highly convenient central position, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to the High Street and also going for walks in the green open spaces close by, all of which will enhance your quality of life. Inside the house, the property has benefitted from being updated throughout, so you can just pack your bags and move straight in. The lounge is a fabulous space 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, with the real heart of the home here being the kitchen, with a generous amount of workspace to really cook up a storm in! Breakfast ready, you'll be sitting down with your loved ones in the adjacent dining room, looking forward to the day ahead. Upstairs, the bedrooms will truly impress in what are incredibly spacious proportions, with integrated storage in the master and lots of space for your wardrobes in bedroom 2. All the house is then served by the modern bathroom. Finally, when it's time to get outside into the fresh air, you'll love the wonderful garden that is great for every age range and for all occasions.



## GROUND FLOOR

Hallway

Living Room  
12'6 x 11'10 into bay (3.81m x 3.61m into bay)

Dining Room  
14'10 x 11'10 maximum (4.52m x 3.61m maximum)

Kitchen  
8'4 x 7'5 (2.54m x 2.26m)

## FIRST FLOOR

Landing

Bedroom  
13'8 x 11'11 maximum (4.17m x 3.63m maximum)

Bedroom  
11'7 x 8'6 (3.53m x 2.59m)

Bathroom

8'4 x 7'5 (2.54m x 2.26m)

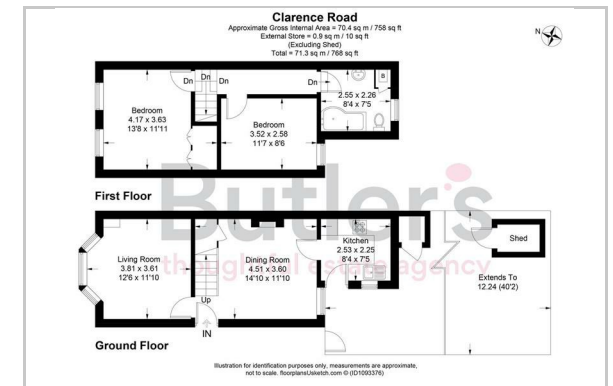
OUTSIDE

Rear Garden

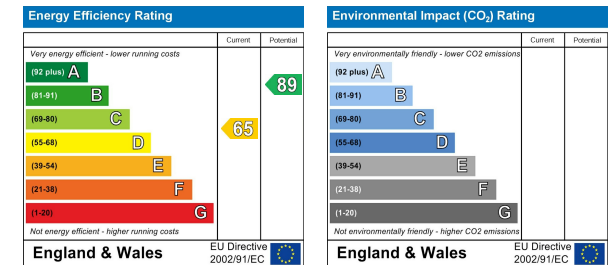
## Area Map



## Floor Plan



## Energy Efficiency Graph



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