

# Butler's




thoughtful estate agency



P Permit holders only  
Mon - Sat  
8 am - 6.30 pm  
2

Upper Vernon Road  
Sutton, SM1 4NW

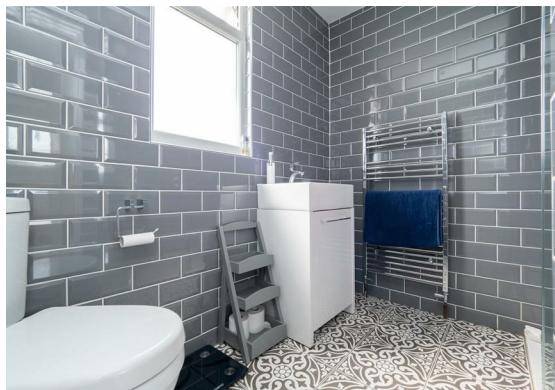
Offers in the region of £725,000

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## Upper Vernon Road

Sutton, SM1 4NW

A real rarity to the market, this handsome extended home will truly impress. Nestled in an immensely desirable location, Upper Vernon Road will tick all of your boxes. What makes this house so special is the abundance of period features and charm that run throughout, as the current owners have gone to great lengths to keep the character of the house throughout the refurbishment, such is their fastidious nature. Situated in a great spot in the cul-de-sac, you'll be close to outstanding local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time with Sutton Mainline station being within close proximity. Great amenities are also close by, being in such a central town centre position yet being in such a quiet setting. So with the location ticking all your boxes - how does the rest of the house stack up? Well you'll be pleased to learn that this gorgeous home has not just been lovingly looked after, but also has the benefit of an amazing kitchen/diner/family area with separate utility and shower room. The ground floor living space is also beautiful, with high ceilings and a attractive bay window. Upstairs on the first floor, three generous sized bedrooms are wonderful places to catch up on a great nights sleep, with a master bedroom situated on the second floor extension that is simply stunning, with wonderful elevated views and even boasts an en-suite. Every room has something to offer, and will be well suited to a growing modern family, adjusting to the new way of working. Outside, this beautiful house has a garage to the side and an area providing off-street parking, with a fabulous southerly facing garden to the rear, grabbing that all-day sun, being great for get togethers with friends on the patio, whilst the kids play on the lawn.





## GROUND FLOOR

Hallway

Living Room

14'10 x 12'8 into bay (4.52m x 3.86m into bay)

Kitchen/Family Room

27'1 x 12'5 maximum (8.26m x 3.78m maximum)

Utility

Shower Room

6'1 x 5'6 (1.85m x 1.68m)

## FIRST FLOOR

Landing

Bedroom

15'2 x 13'1 maximum (4.62m x 3.99m maximum)

Bedroom

13'1 x 11'3 maximum (3.99m x 3.43m maximum)

Bedroom

8'8 x 7'2 (2.64m x 2.18m)

Bathroom

9'6 x 6'7 (2.90m x 2.01m)

## SECOND FLOOR

Landing

Master Bedroom

16' x 13'3 (4.88m x 4.04m)

En-Suite

6'11 x 6'8 (2.11m x 2.03m)

## OUTSIDE

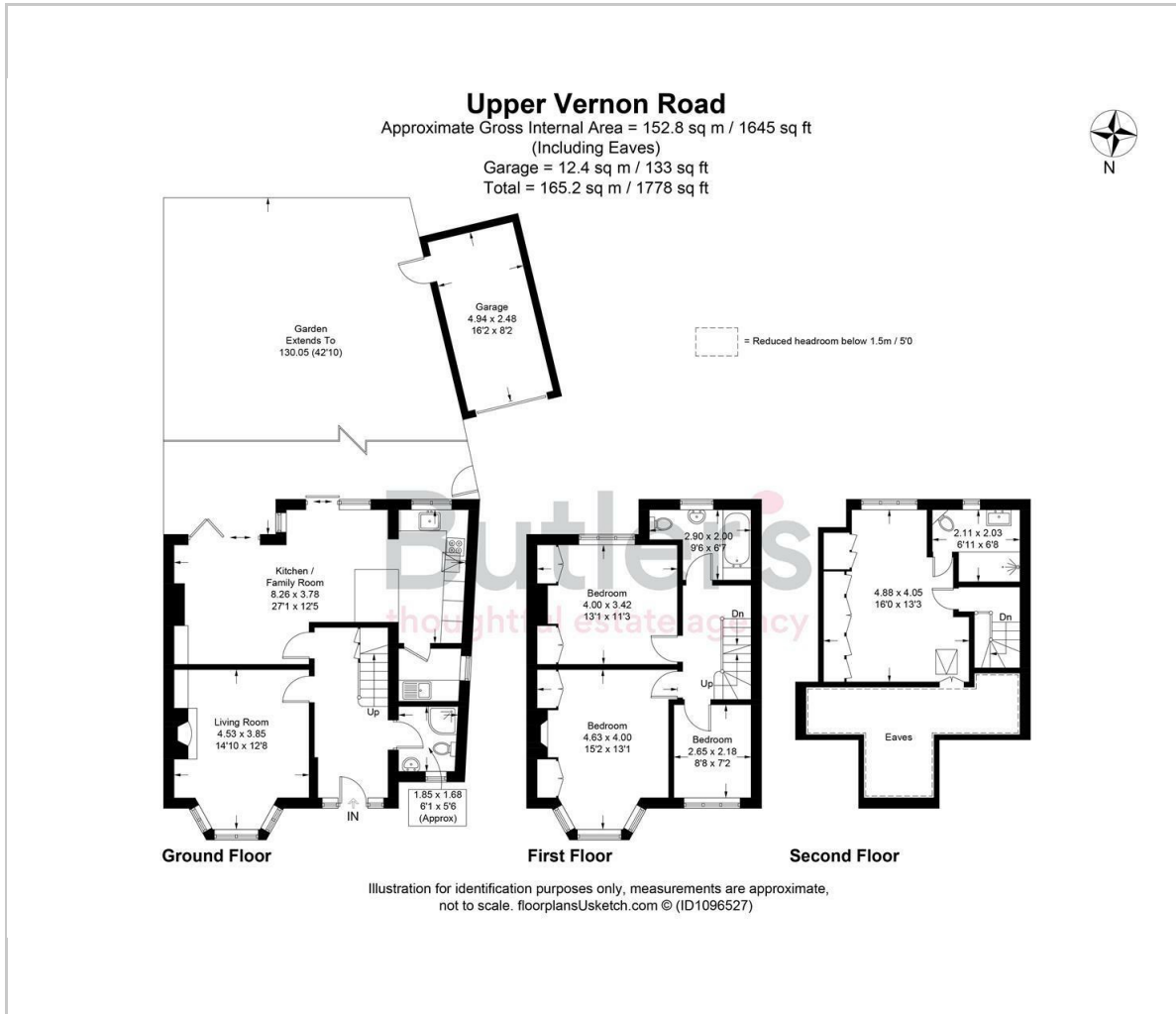
Front Garden

Rear Garden

Detached Garage



## Floor Plan

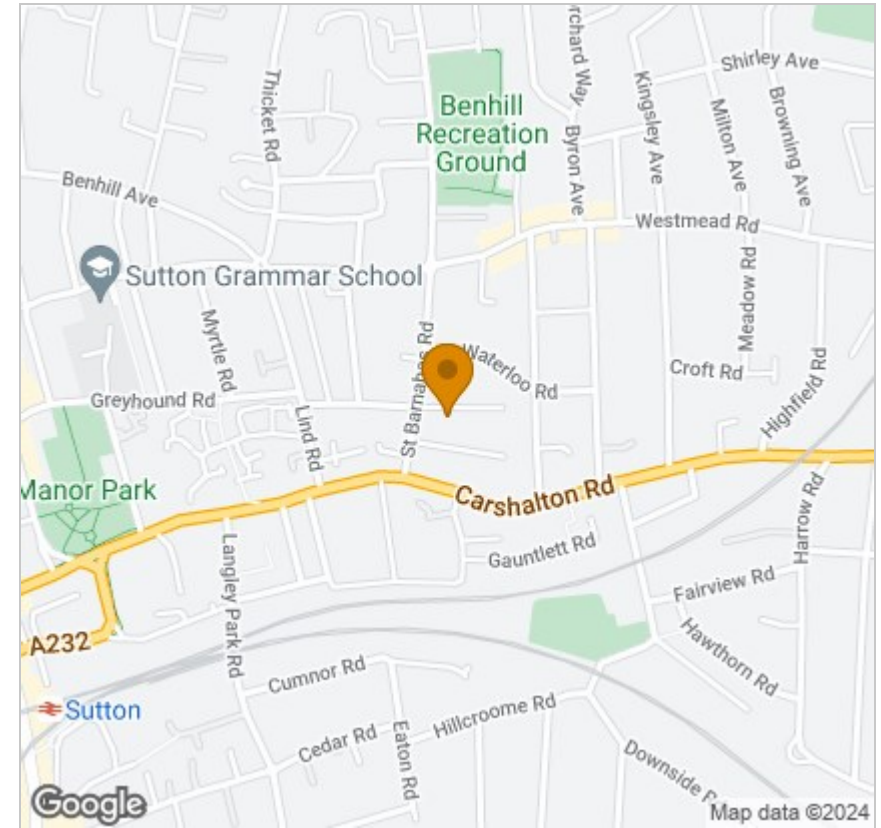


## Viewing

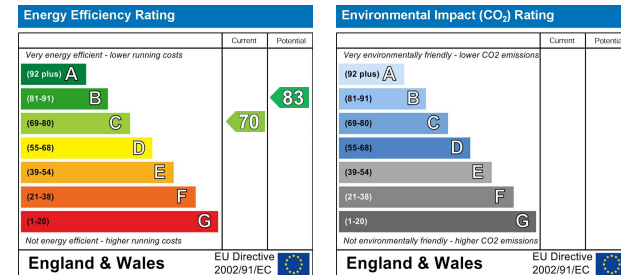
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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