

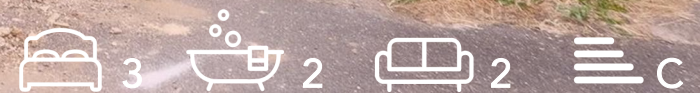
# Butlers

thoughtful estate agency



Collingwood Road  
Sutton, SM1 2NX

Guide price £575,000



## Collingwood Road

Sutton, SM1 2NX

GUIDE PRICE £575,000 - £600,000

Having been extensively refurbished throughout and also being extended to the side and rear, this incredible end of terrace house has so much to offer, both inside and out. Location wise, this conveniently located home is just a short walk into Sutton, with you having outstanding schooling and fabulous amenities on your doorstep. West Sutton & Mainline stations are also close by, providing quick links into the City in under half an hour. Inside your home, you can't fail to be amazed by the amount of work the current sellers have gone to, having remodeled the property from top to bottom during their tenure, meaning you can just pack your bags and move straight in. Upstairs, you'll be spoilt for choice with 2 generously proportioned double bedrooms and a great size single, with 2 bathrooms (one for each floor) for maximum convenience, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge to the front, with a simply stunning kitchen/diner/family room to the rear that is an incredibly sociable space, perfect for get-togethers and dinner parties - offering a truly social element to everyday living, something you've probably been dreaming of for some time now! Further still, the modern kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Finishing off this lovely house is the added bonus of a courtyard garden that can double up as a parking area to the rear, accessed via a service road running to the side the property, which even has an outbuilding that lends itself perfectly to a home office or gym.





## GROUND FLOOR

Hallway

Living Room  
13'8 x 12'8 (4.17m x 3.86m)

Dining/Family Room/Kitchen  
31'5 x 17'6 maximum (9.58m x 5.33m maximum)

Shower Room  
5'9 x 3'3 (1.75m x 0.99m)

## FIRST FLOOR

Landing

Bedroom  
12'10 x 10'6 maximum (3.91m x 3.20m maximum)

Bedroom  
12'8 x 10'6 maximum (3.86m x 3.20m maximum)

Bedroom  
8'8 x 6'8 (2.64m x 2.03m)

Bathroom  
6'6 x 5'6 (1.98m x 1.68m)

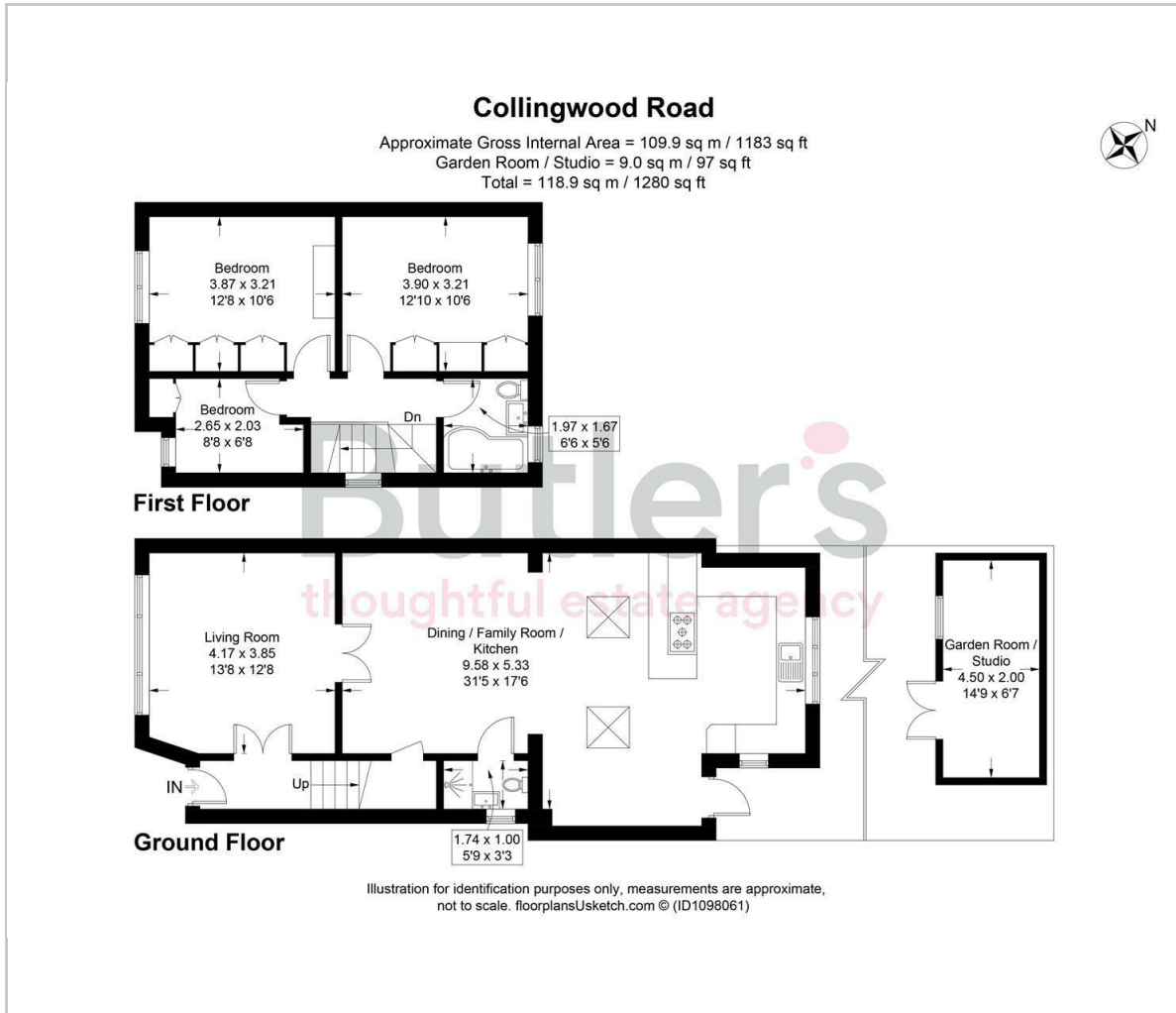
## OUTSIDE

Courtyard Garden

Garden Room/Studio  
14'9 x 6'7 (4.50m x 2.01m)



## Floor Plan



## Viewing

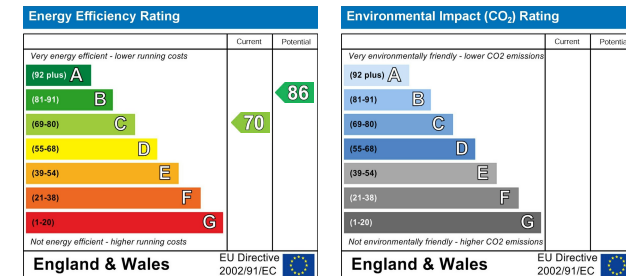
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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