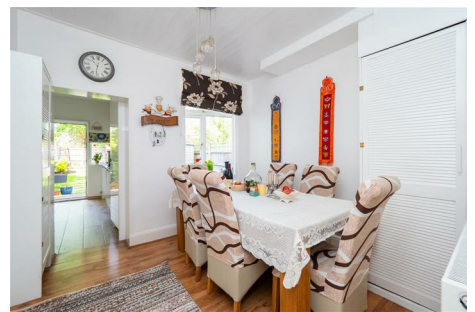


# Butler's

thoughtful estate agency



## Norman Road Sutton, SM1 2TA

A real rarity to the market, this handsome detached family home will truly impress. Nestled in an immensely desirable location, Norman Road will tick all of your boxes.

This gorgeous home has been lovingly looked after, and has the benefit of an amazing kitchen and dining room running adjacent, along with the addition of a separate cloakroom. The ground floor reception spaces are also fantastic, from the large living room with high ceilings and box bay window, through to the family room and lean to, that could double as a fabulous workspace if you work from home. Upstairs, four generous sized bedrooms with loads of space for large, fitted wardrobes in the principal bedrooms.

Outside, this beautiful house has a driveway to the front providing off-street parking and a fabulous South Westerly-facing garden to the rear.

£3,000 Per month

# Norman Road

Sutton, SM1 2TA



- Spacious 4 bedroom detached house
- South-westerly facing garden
- Coveted, centrally located road
- 3 Receptions and lean-to
- Driveway
- Close to excellent schooling, transport links & amenities
- Modern kitchen & bathroom
- Excellent internal order
- Cloakroom

## GROUND FLOOR

Hallway

Living Room

14'2 x 14' (4.32m x 4.27m)

Family Room

13'2 x 11'2 (4.01m x 3.40m)

Dining Room

10' x 9'9 (3.05m x 2.97m)

Kitchen

10'10 x 9'3 (3.30m x 2.82m)

Lean To

9'9 x 6'2 (2.97m x 1.88m)

Cloakroom

## FIRST FLOOR

Landing

Bedroom

12'4 x 12'4 (3.76m x 3.76m)

Bedroom

12'10 x 11'4 (3.91m x 3.45m)

Bedroom

11'1 x 9'3 (3.38m x 2.82m)

Bedroom

9'4 x 8'10 (2.84m x 2.69m)

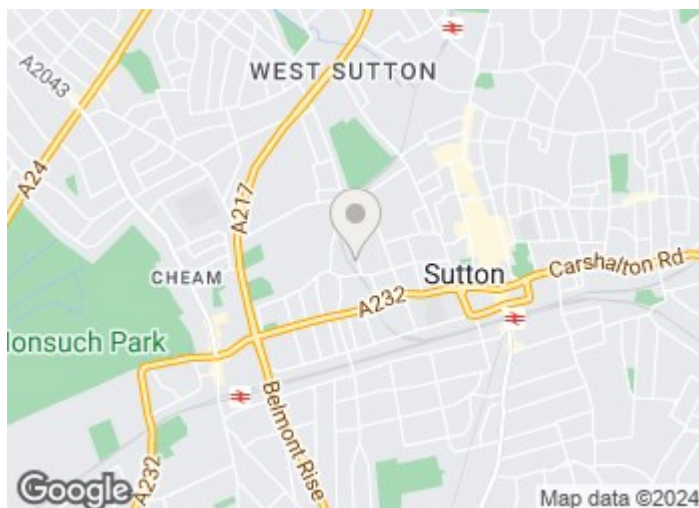
Bathroom

9'8 x 6'2 (2.95m x 1.88m)

OUTSIDE

Rear Garden

Driveway



[Directions](#)



# Floor Plan

## Norman Road

Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft  
(Excluding Sheds)

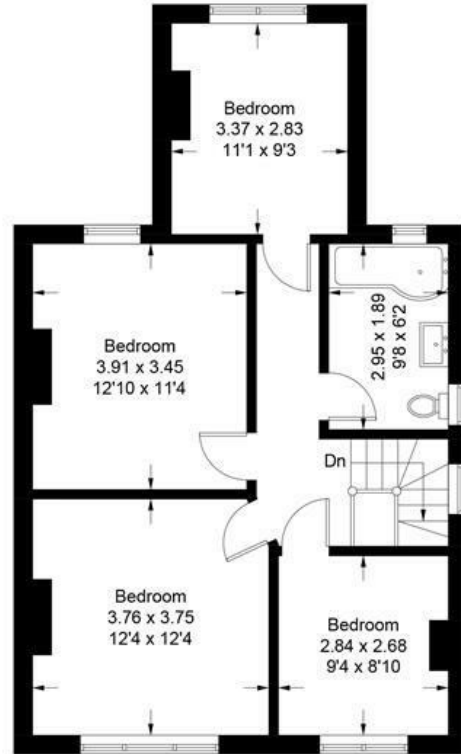
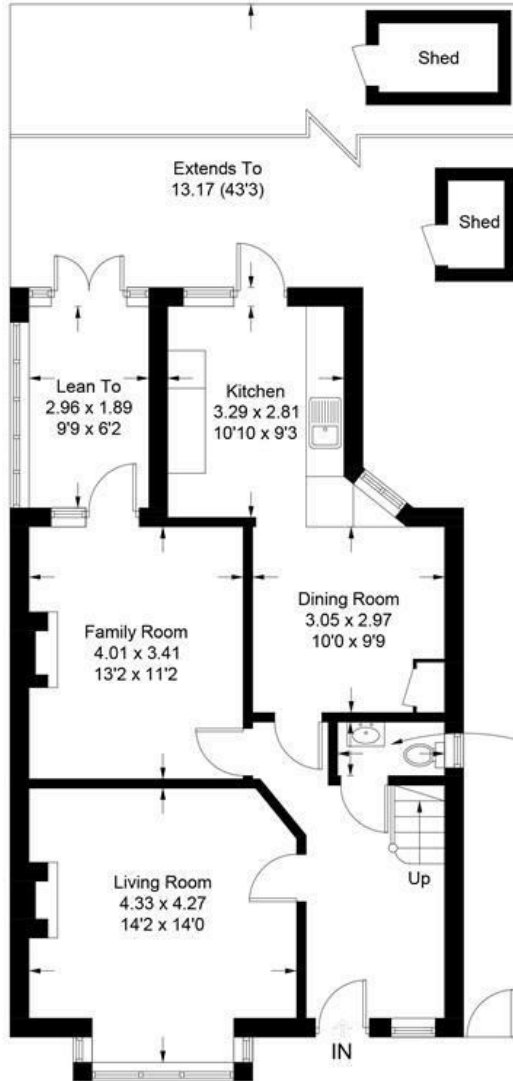


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID914340)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

