

# Butler's

thoughtful estate agency



Rosehill Avenue  
Sutton, SM1 3HG

Guide price £575,000



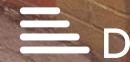
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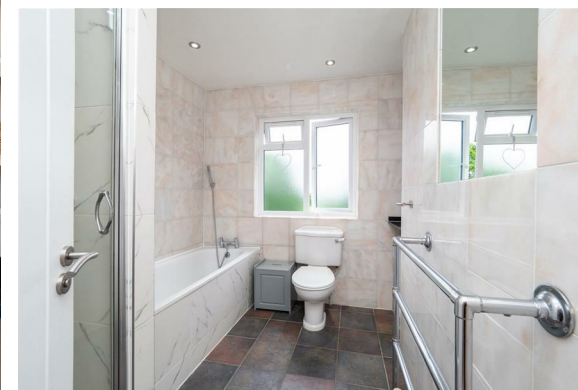
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## Rosehill Avenue

Sutton, SM1 3HG

GUIDE PRICE £575,000 - £600,000 Having been extensively extended into the loft and also to the rear, this lovely, spacious home has so much to offer, both inside and out. Location wise, this convenient & coveted road is just a short walk into Sutton & Rosehill, with you having outstanding schooling on your doorstep. Sutton Common & St Helier stations are also close by, along with the option of Morden tube, providing quick links into the City - you'll be from your sofa to London in well under an hour! Despite all of this, sitting on your lovely, raised terrace looking over your garden and green open spaces beyond, 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 have friends over. Inside your home, you can't fail to be impressed by the amount of modern, family-orientated space on offer, with the property being in the sort of condition that you can just pack your bags and move straight in. Upstairs, you'll be spoilt for choice with no less than 4 bedrooms, family bathroom and the bonus of an additional W/C 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 with large French doors overlooking your garden to the rear. Get together and dinner parties will be easy in the wonderful dining room that offers a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the extended, well appointed 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. Finally, there is off-street parking available on the driveway to the front, however the property also boasts something truly special; an incredible outbuilding that could be used for an infinite number of purposes.

### GROUND FLOOR





Hallway

Living Room  
18'11 x 10'11 (5.77m x 3.33m)

Dining Room  
14'4 x 10'10 into bay (4.37m x 3.30m into bay)

Kitchen  
15' x 6'8 (4.57m x 2.03m)

FIRST FLOOR

Landing

Bedroom  
14'8 x 10'10 maximum (4.47m x 3.30m maximum)

Bedroom  
12'7 x 10'10 maximum (3.84m x 3.30m maximum)

Bedroom  
7'3 x 6'9 (2.21m x 2.06m)

Bathroom  
8'11 x 6'9 (2.72m x 2.06m)

SECOND FLOOR

Landing

Cloakroom  
5'3 x 2'7 (1.60m x 0.79m)

Bedroom  
13'6 x 11'11 (4.11m x 3.63m)

OUTSIDE

Driveway

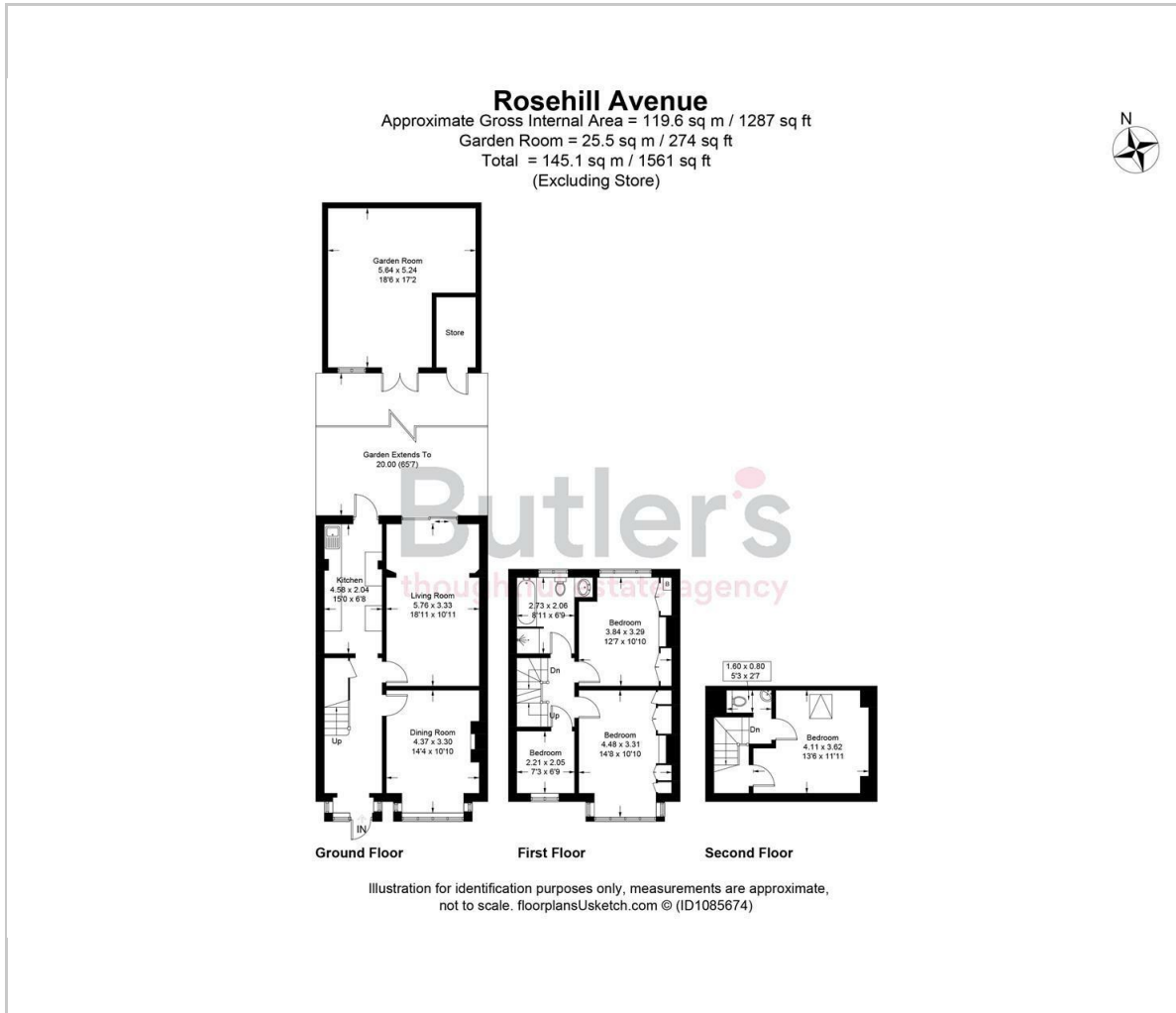
Outbuilding/Garden Room (inc store)  
18'6 x 17'2 (5.64m x 5.23m)

Raised Terrace

Rear garden



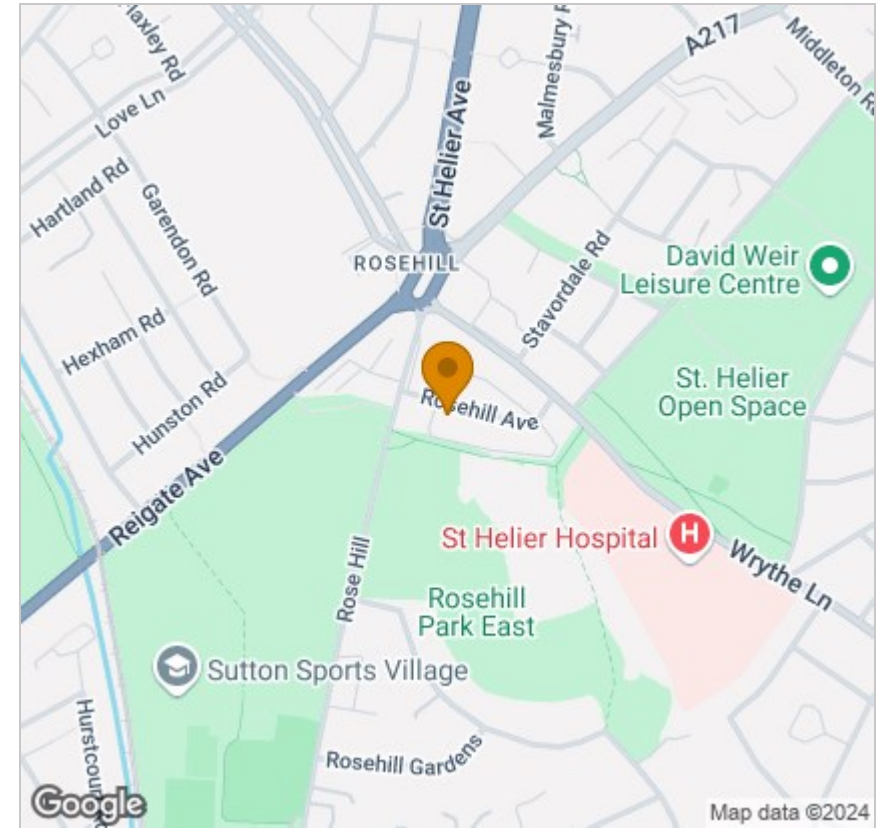
## Floor Plan



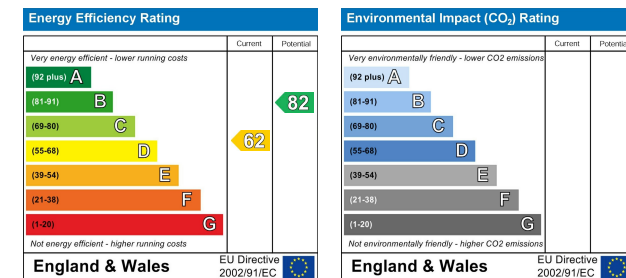
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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