

# Butler's

thoughtful estate agency



Norman Road  
Sutton, SM1 2TA

Guide price £725,000



## Norman Road

Sutton, SM1 2TA

GUIDE PRICE £725,000 - £765,000 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. What makes this house so special is the abundance of features and charm that run throughout, as the current owners have gone to great lengths to maintain and update the house, such is their fastidious nature. Situated on what is arguably the most coveted spot on this leafy road, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central town center 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 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 are wonderful places to catch up on a great night's sleep, with loads of space for large, fitted wardrobes in the principal bedrooms. Every bedroom 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 driveway to the front providing off-street parking and a fabulous South Westerly-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  
14'2 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)

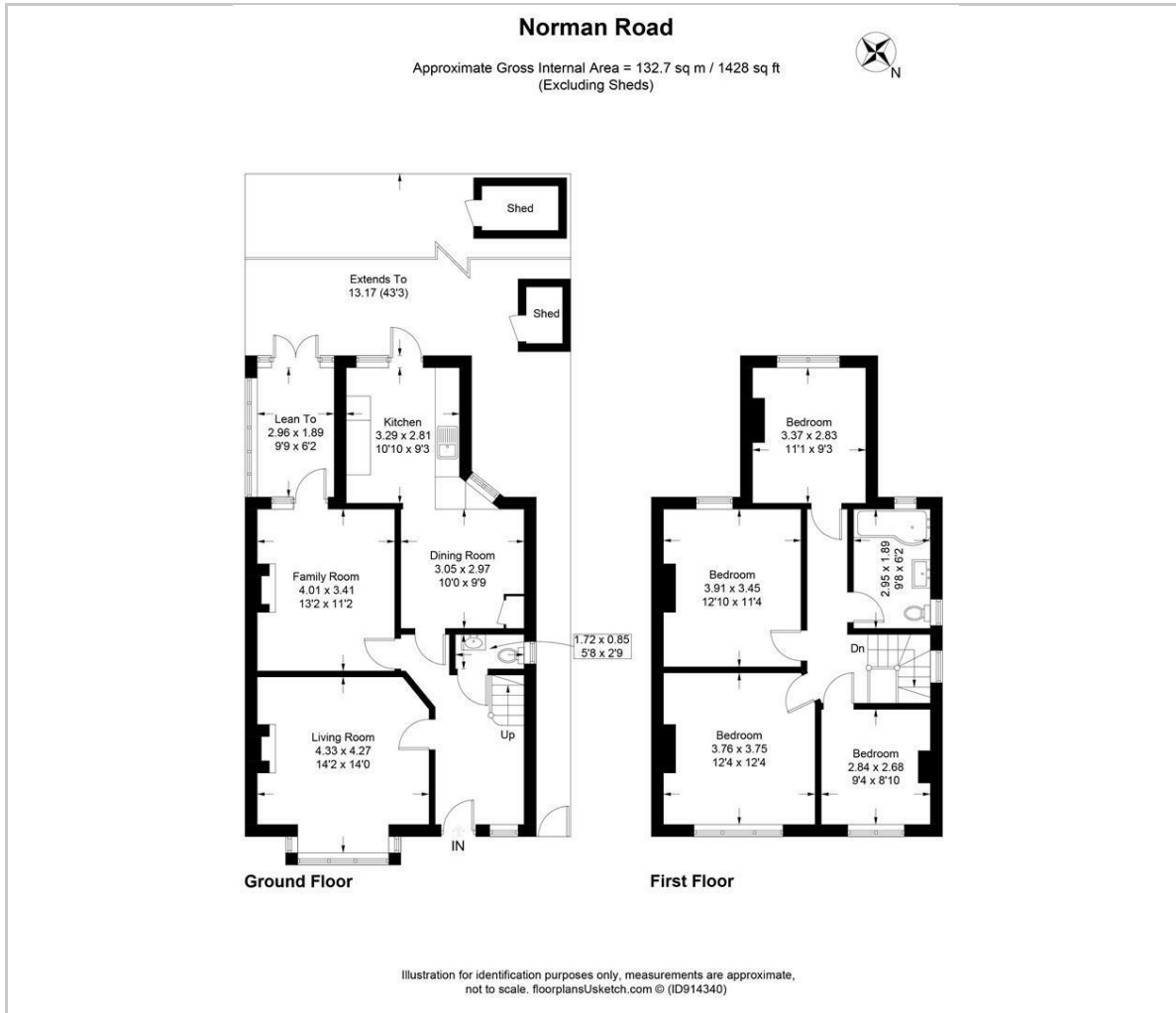
Bathroom  
9'8 x 6'2 (2.95m x 1.88m)

## OUTSIDE

Rear Garden

Driveway

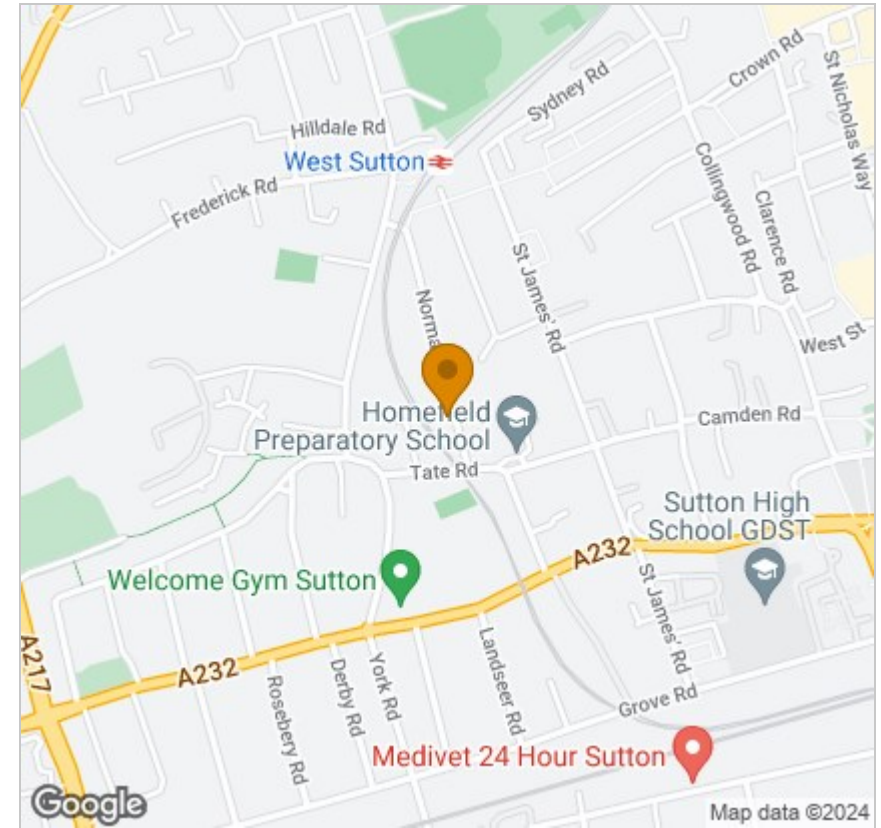
## Floor Plan



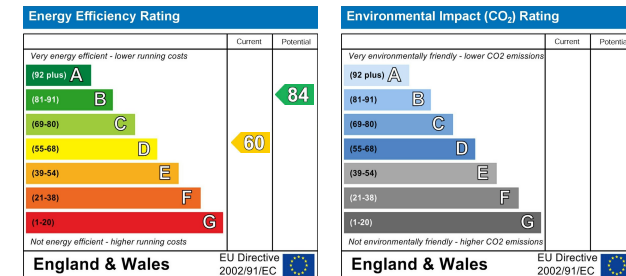
## Viewing

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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18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk