

Butler's

thoughtful estate agency



Surrey Grove
Sutton, SM1 3PL
Offers over £500,000



Surrey Grove, Sutton, SM1 3PL

Being one of the best value houses of it's type in the area, this home is in need of updating but has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Surrey Grove will surpass your expectations, as it's just a short distance to either Sutton & Carshalton, with you having excellent schooling close by. Sutton Mainline, Common & Carshalton stations provide quick links into the City - you'll be from your sofa to London in under an hour. Despite all of this, looking onto your rear garden, this could be a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home the house has potential in abundance, however still in the condition you can live in throughout your renovations. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the dining room that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the kitchen has a decent amount of workspace to cook your evening meals in, with the potential to extend across the rear - subject to the relevant permissions. But there's more! On the outside to the front of the property you'll also love the convenience of your very own garage and driveway providing off street parking.



GROUND FLOOR

- Porch
- Hallway
- Living Room
12'10 x 10'5 (3.91m x 3.18m)
- Dining Room
11'3 x 10'5 (3.43m x 3.18m)
- Kitchen
9'5 x 6'1 (2.87m x 1.85m)

- Bedroom
6'11 x 6'2 (2.11m x 1.88m)
- Bathroom
6'4 x 6'1 (1.93m x 1.85m)
- OUTSIDE
- Driveway
- Garage
- Rear Garden

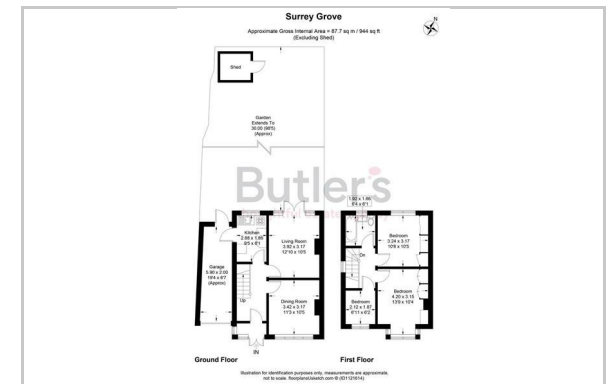
FIRST FLOOR

- Landing
- Bedroom
13'9 x 10'4 maximum (4.19m x 3.15m maximum)
- Bedroom
10'8 x 10'5 maximum (3.25m x 3.18m maximum)

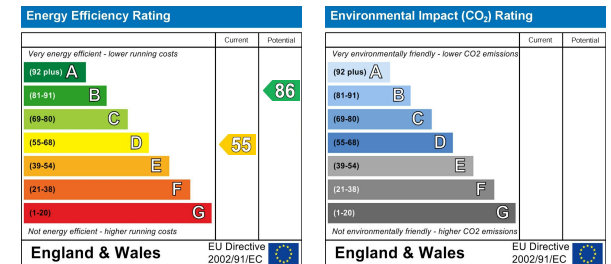
Area Map



Floor Plan



Energy Efficiency Graph



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