

# Butler's

thoughtful estate agency



Orchard Road  
Sutton, SM1 2QA

Offers in the region of £335,000



# Orchard Road, Sutton, SM1 2QA

Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality properties on the market, with you possibly having to settle for something that isn't quite right. The great news is that we have a great home that ticks so many boxes, with this particular property being offered in excellent condition throughout, with it also being one of the most unique of its type in the area. Positioned within a convenient location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The spacious kitchen is a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties in the perfect open living space. When this happens and you offer your friends to spend the night, this home has the bonus a second bedroom that really is a great size, which could even accommodate a work area, keeping that master bedroom totally free to be your sanctuary of style and peace. Along with the rest of the property, the bathroom is a lovely space to relax in after a hard day at work. So we urge you to do one thing a book a viewing as there really is no compromise here, just come with the expectation that you'll be falling head over heels in love!



## GROUND FLOOR

Entrance Hall

## FIRST FLOOR

Bedroom  
10'11x10'6 (3.33mx3.20m)

Bathroom  
10'08 x 5'1 (3.25m x 1.55m)

Lounge/Kitchen/Dining Area  
23'5 x 16'6 (7.14m x 5.03m)

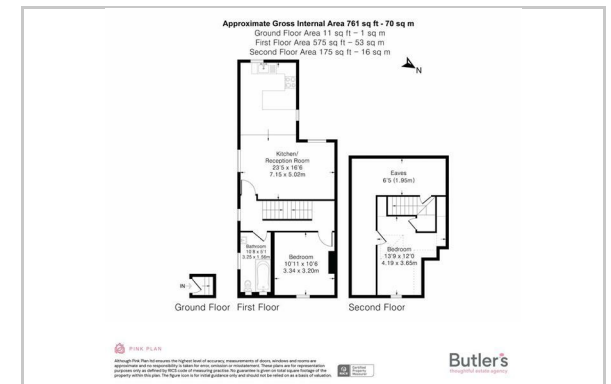
## SECOND FLOOR

Bedroom  
13'9x 12'0 (4.19mx 3.66m)

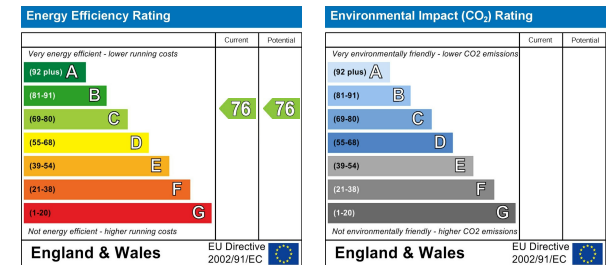
## Area Map



## Floor Plan



## Energy Efficiency Graph



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