

# Butler's

thoughtful estate agency



Ridge Road  
Sutton, SM3 9LW  
Guide price £425,000



# Ridge Road, Sutton, SM3 9LW

This extended 2-bedroom home really is a light and airy house that has been well loved for by the current owners, having maintained and updated the property throughout their occupation and offers all the space you could wish for, especially if you love to entertain your friends and family. Location-wise it couldn't get any better. Set within a quiet road, yet in a highly convenient central position, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to North Cheam, Cheam & Sutton, with walks in the green open spaces close by, all of which will enhance your quality of life. Inside Ridge Road, as the condition really is good, you can just pack your bags and move straight in. The living room is a fabulous space for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. Breakfast ready, you'll be sitting with your loved ones in the kitchen/dining area, looking forward to the day ahead. It really is the heart of the home, with a generous amount of workspace to really cook up a storm in. Upstairs, the bedrooms will truly impress in what are good proportions, with lots of space for your wardrobes in each room. There is even a loft room accessed in the smaller bedroom. All the rooms are then served by a family bathroom on the ground floor. Finally, when it's time to get outside into the fresh air, you'll love the wonderful garden which is perfect for get-togethers, with a driveway to the front.



## GROUND FLOOR

- Porch
- Living Room  
12'11 x 12'6 (3.94m x 3.81m)
- Lobby
- Dining Room
- Kitchen  
12'2 x 11'1 (3.71m x 3.38m)
- Bathroom  
9' x 5'5 (2.74m x 1.65m)

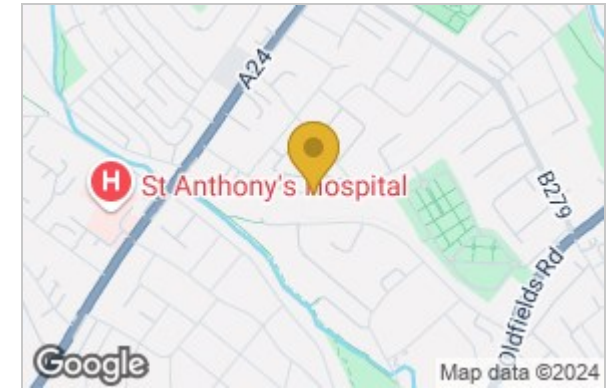
## FIRST FLOOR

- Landing
- Bedroom  
13'1 x 12'7 (3.99m x 3.84m)
- Bedroom  
12'6 x 12'1 (3.81m x 3.68m)

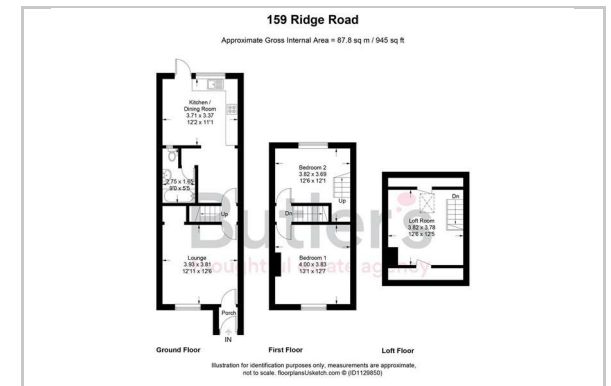
## SECOND FLOOR

- Loft Room  
12'6 x 12'5 (3.81m x 3.78m)
- OUTSIDE
- Driveway
- Rear Garden

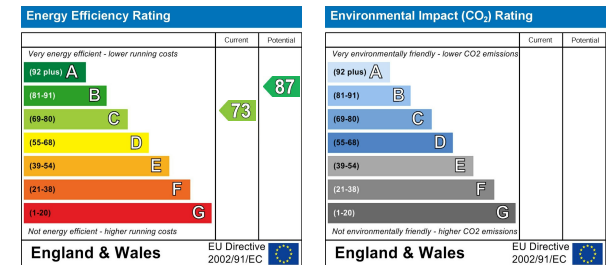
## Area Map



## Floor Plan



## Energy Efficiency Graph



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