

Butler's
thoughtful estate agency

Orchard Gardens
Sutton, SM1 2QD
Guide price £400,000

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Orchard Gardens, Sutton, SM1 2QD

GUIDE PRICE £400,000 - £450,000 This terraced home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location. Have you ever dreamed of living in a quiet cul-de-sac, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having excellent schooling in close proximity. Buses and West Sutton/Sutton Mainline stations are just a short walk away, providing quick links into the City, so you can be from your sofa to London in well under an hour. Despite all of this, when the work is done and you can relax in your rear garden, you'll benefit from a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Within the home, you'll appreciate the abundance of features and charm that still remain, having been owned and much loved by the same family for many years - ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a spacious living room and separate dining room that is also adjacent to the kitchen. There is even the option to extend as some of the neighbors have - subject to the relevant permissions. Upstairs, there is potential in abundance. With two great-sized bedrooms and single, it will be a tough choice about who gets what room! There is also a possibility for a loft conversion if you have a large family. Finishing off the house internally is a bathroom serving all the rooms, with a patio to the front and permit parking available on the road.



GROUND FLOOR

- Hallway
- Living Room
13'6 x 11'11 maximum (4.11m x 3.63m maximum)
- Dining Room
11'10 x 9'10 (3.61m x 3.00m)
- Kitchen
6'3 x 5'11 (1.91m x 1.80m)

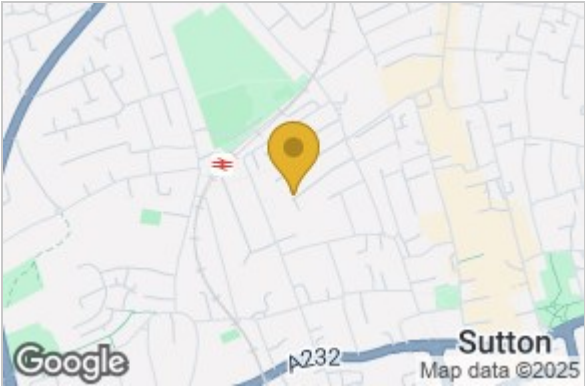
- Lean To
9'8 x 6' (2.95m x 1.83m)

FIRST FLOOR

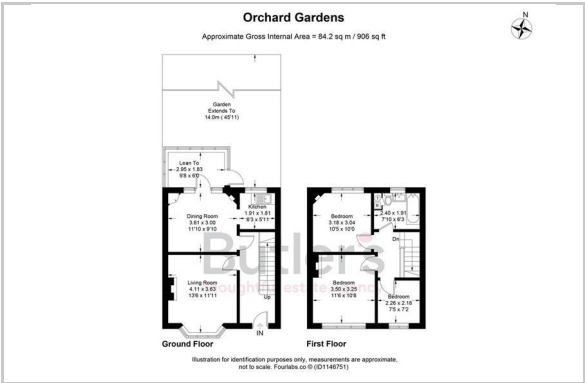
- Landing
- Bedroom
11'6 x 10'8 (3.51m x 3.25m)
- Bedroom
10'5 x 10' (3.18m x 3.05m)

- Bedroom
7'5 x 7'2 (2.26m x 2.18m)
- Bathroom
7'10 x 6'3 (2.39m x 1.91m)
- OUTSIDE
- Rear Garden
- Front Patio

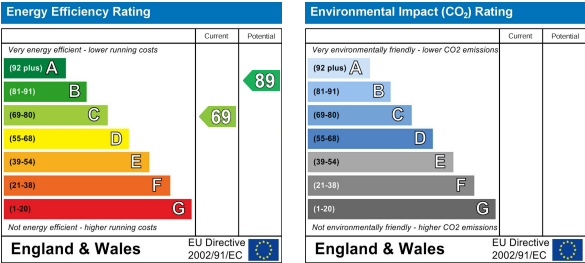
Area Map



Floor Plan



Energy Efficiency Graph



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