

# Butler's

thoughtful estate agency

Upper Vernon Road  
Sutton, SM1 4NW  
Guide price £950,000



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## Upper Vernon Road

Sutton, SM1 4NW

UNEXPECTEDLY BACK TO MARKET - A true one-off in Sutton, this handsome detached house will truly impress. Built in 1867, Upper Vernon Road is a special Victorian home that offers extremely modern yet versatile accommodation. What also makes this house so special is the abundance of period features and charm that still run throughout, with the current owner having gone to great lengths to retain the character of their home throughout a substantial upgrade and extension programme around 5 years ago. Situated on what is arguably the most coveted spot on the 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 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 the benefit of an incredible kitchen/diner, boasting modern crittle-style windows overlooking your fabulous garden. The ground floor reception spaces are also stunning, from the large family/multipurpose room with access to the utility/den basement level, through to the lounge running adjacent, which has an open fireplace and gorgeous bay window, flooding the room with light. On the first floor, four double bedrooms are wonderful places to catch up on a great night's sleep, with the master having the benefit of a vaulted ceilings and elevated views. A second bedroom boasts an en-suite, with a sumptuous family bathroom located in the new extension, and a cloakroom serving the ground floor. Every room has something different and unique to offer and will be well suited to a growing family. Outside, there is a handstanding to the front and parking area to the side, leading to a garage/store. A stunning landscaped garden is found to the rear, with an insulated outbuilding with power and internet, great if you work from home.







## GROUND FLOOR

Hallway

Lounge

15'5 x 13' (4.70m x 3.96m)

Family Room

13' x 13' (3.96m x 3.96m)

Kitchen/Dining Room

25'9 x 12'9 (7.85m x 3.89m)

Cloakroom

4'10 x 3'1 (1.47m x 0.94m)

## FIRST FLOOR

Landing

Bedroom

13' x 13' maximum (3.96m x 3.96m maximum)

En-Suite

8'6 x 3'11 (2.59m x 1.19m)

Bedroom

12'8 x 11'8 maximum (3.86m x 3.56m maximum)

Bedroom

11'4 x 10'4 (3.45m x 3.15m)

Bedroom

11'1 x 9'9 (3.38m x 2.97m)

Family Bathroom

17' x 4'10 (5.18m x 1.47m)

## BASEMENT

Cellar/Utility Room/Den

16'3 x 12'5 (4.95m x 3.78m)

## OUTSIDE

Landscape Rear Garden

Office/Outbuilding

9'10 x 9'2 (3.00m x 2.79m)

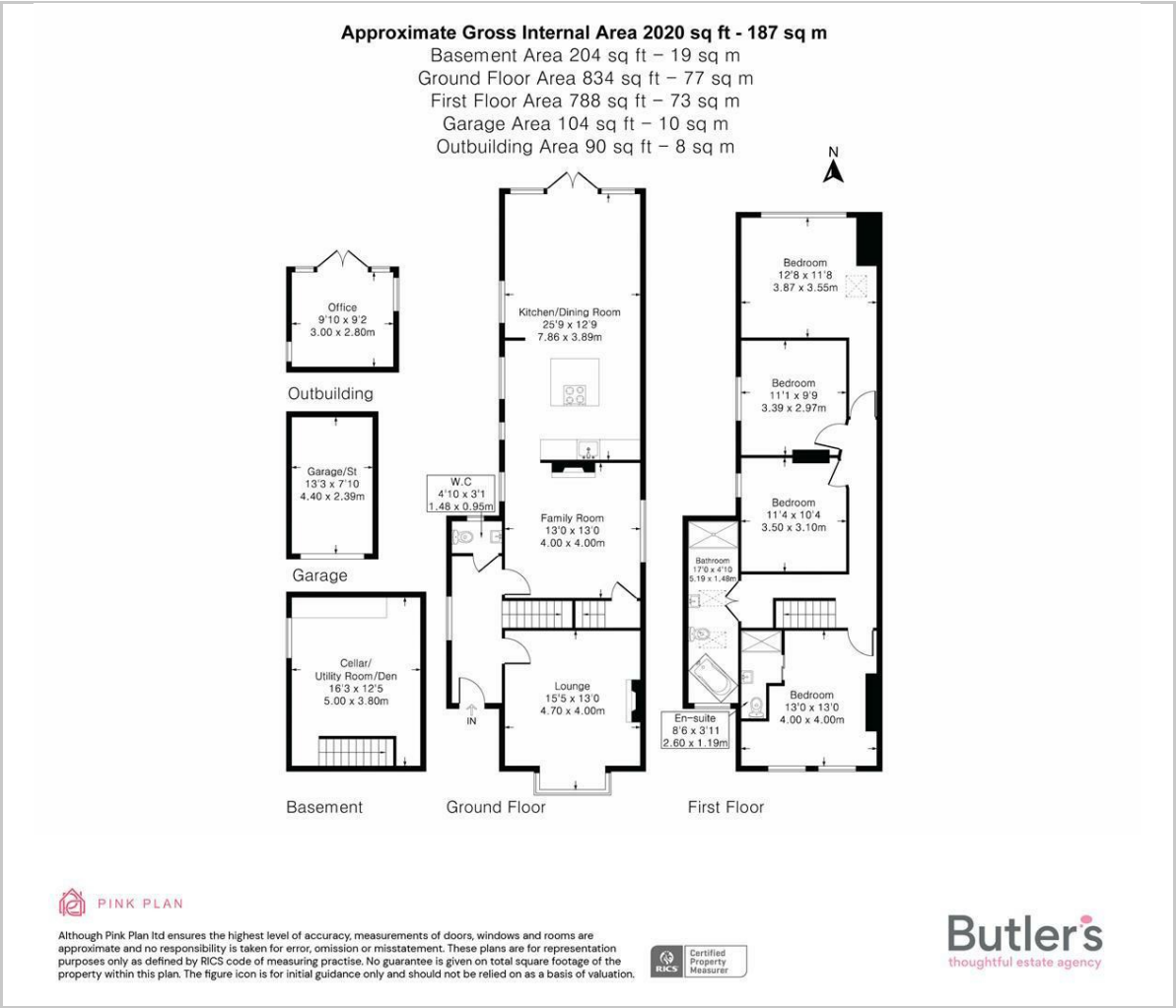
Garage/Store Room

13'3 x 7'10 (4.04m x 2.39m)

Front Driveway/Hardstanding



Floor Plan



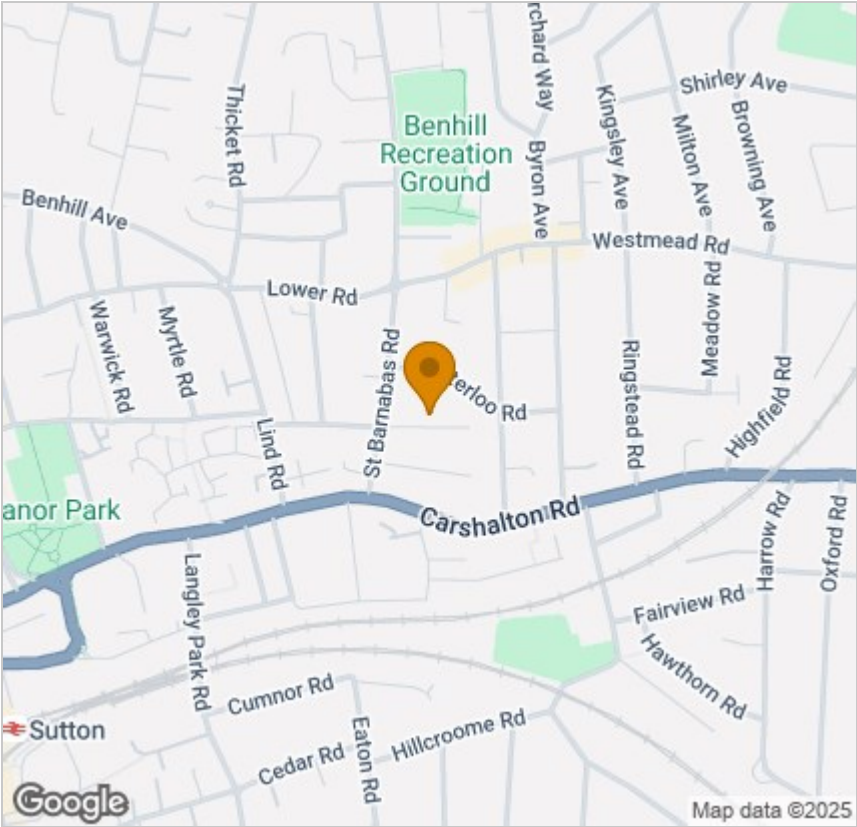
Viewing

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.

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Area Map



Energy Efficiency Graph

