

# Butler's

thoughtful estate agency



Thicket Road  
Sutton, SM1 4PX

Guide price £675,000





## Thicket Road

Sutton, SM1 4PX

Positioned in a highly coveted yet convenient location, this beautiful 4 bedroom semi-detached family home has so much to offer, being situated on the doorstep of fabulous amenities, open spaces and of course some of the best schooling around.

If good transport links are important, Sutton & Sutton Common stations provide quick links into the City - you can be from your sofa to London in under an hour. Despite all of this, sitting in your stunning, 'T' shaped rear garden you'd be forgiven for thinking you were in the middle of nowhere - a place for you to enjoy a good book, enjoy the sunshine or have friends over. The plot is just so impressive with multiple areas to entertain, work & for the kids to play in.

Inside your home, you can't fail to be impressed by the amount of space and proportions of the rooms. The house still boasts an original layout, yet still is a thoroughly modern space for families. It is also in the sort of condition you can just unpack your bags and move straight in, yet has the potential to update to your own taste.

Upstairs, there are four generously proportioned bedrooms and family bathroom with separate shower serving the rooms. On the ground floor, there is a huge amount of versatility, so be prepared to be impressed. The living room is a fabulous place to entertain in, a light and airy space with gorgeous bay, that will surely impress with the sheer opulence. The more formal dining room is adjacent, a perfect room to relax in, that also offers views and access to the garden.

If family time is important, the spacious kitchen/breakfast room means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, with a cloakroom leading off the hallway.

Outside, the icing on the cake will be the addition of driveway providing ample off-street parking and the fact there is no onward chain is surely a huge bonus to you.







## GROUND FLOOR

Hallway

Living Room  
17'2 x 12'6 (5.23m x 3.81m)

Dining Room  
14'10 x 11'8 (4.52m x 3.56m)

Kitchen  
22'1 x 8'11 (6.73m x 2.72m)

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
15'7 x 12' maximum (4.75m x 3.66m maximum)

Bedroom  
14'7 x 10'10 maximum (4.45m x 3.30m maximum)

Bedroom  
9' x 8'4 (2.74m x 2.54m)

Bedroom  
9' x 7'9 (2.74m x 2.36m)

Shower Area

Bathroom  
10'5 x 5'9 (3.18m x 1.75m)

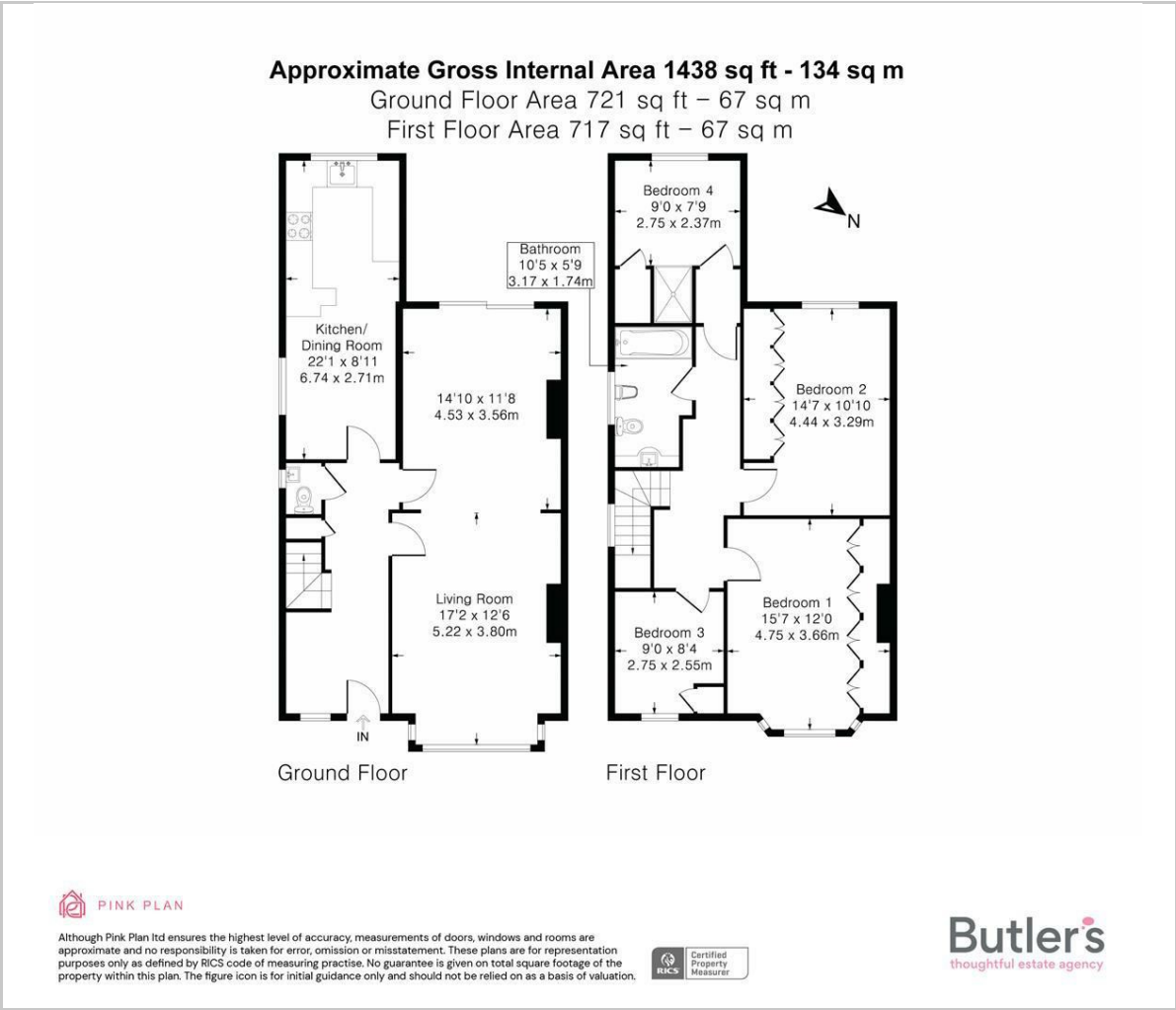
## OUTSIDE

Driveway

Rear Garden



Floor Plan

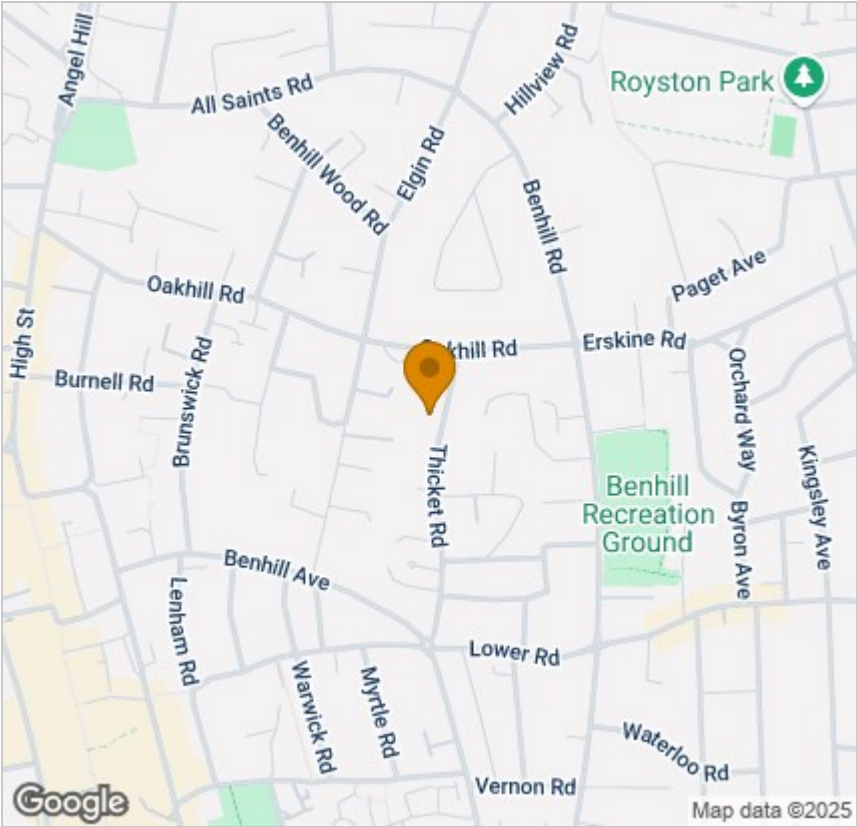


Viewing

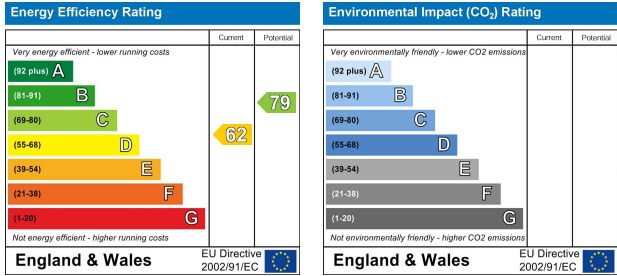
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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