



Sherborne Road  
Sutton, SM3 9QA

Guide price £525,000



## Sherborne Road

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This semi-detached house is a lovely family home, set in a fabulous location. Have you ever dreamed of living in a quiet road, 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 Sutton Common station provide quick links into the City, so it will be 'sofa to London' in under an hour.

Despite all of this, sitting in your gorgeous, level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - 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 space and charm, ideal for relaxing and entertaining alike, with everything being in the sort of condition you can just move in and start to enjoy immediately, yet still having the potential to update to your own taste during your occupation.

Inside, the layout of the ground floor currently offers a huge amount of versatility, with a through lounge and a large kitchen that has a good degree of workspace to prepare your evening meals. Both the kitchen and through lounge gives access to the conservatory, perfect for feeling like you are outside all year round, even for when it rains! Upstairs, there are two well proportioned double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids or even to use as a home office. There is also a possibility for a loft conversion if you have a large family - subject to the relevant consents. Finishing off this wonderful house internally is a bathroom serving all the rooms.

On the outside there is the aforementioned garden leading to a detached garage and large store room - with the bonus of a driveway providing off street parking to the front.







## GROUND FLOOR

Hallway

Porch

Living Room

15'7 x 9'11 (4.75m x 3.02m)

Dining Room

11'10 x 8'11 (3.61m x 2.72m)

Kitchen

14'11 x 7'5 (4.55m x 2.26m)

Conservatory

13'7 x 9'9 (4.14m x 2.97m)

## FIRST FLOOR

Landing

Bedroom

14'1 x 9'10 maximum (4.29m x 3.00m maximum)

Bedroom

11'6 x 9'10 (3.51m x 3.00m)

Bedroom

11'8 x 6'6 maximum (3.56m x 1.98m maximum)

Bathroom

7'6 x 6'7 (2.29m x 2.01m)

## OUTSIDE

Front Driveway

Rear Garden

Detached Garage

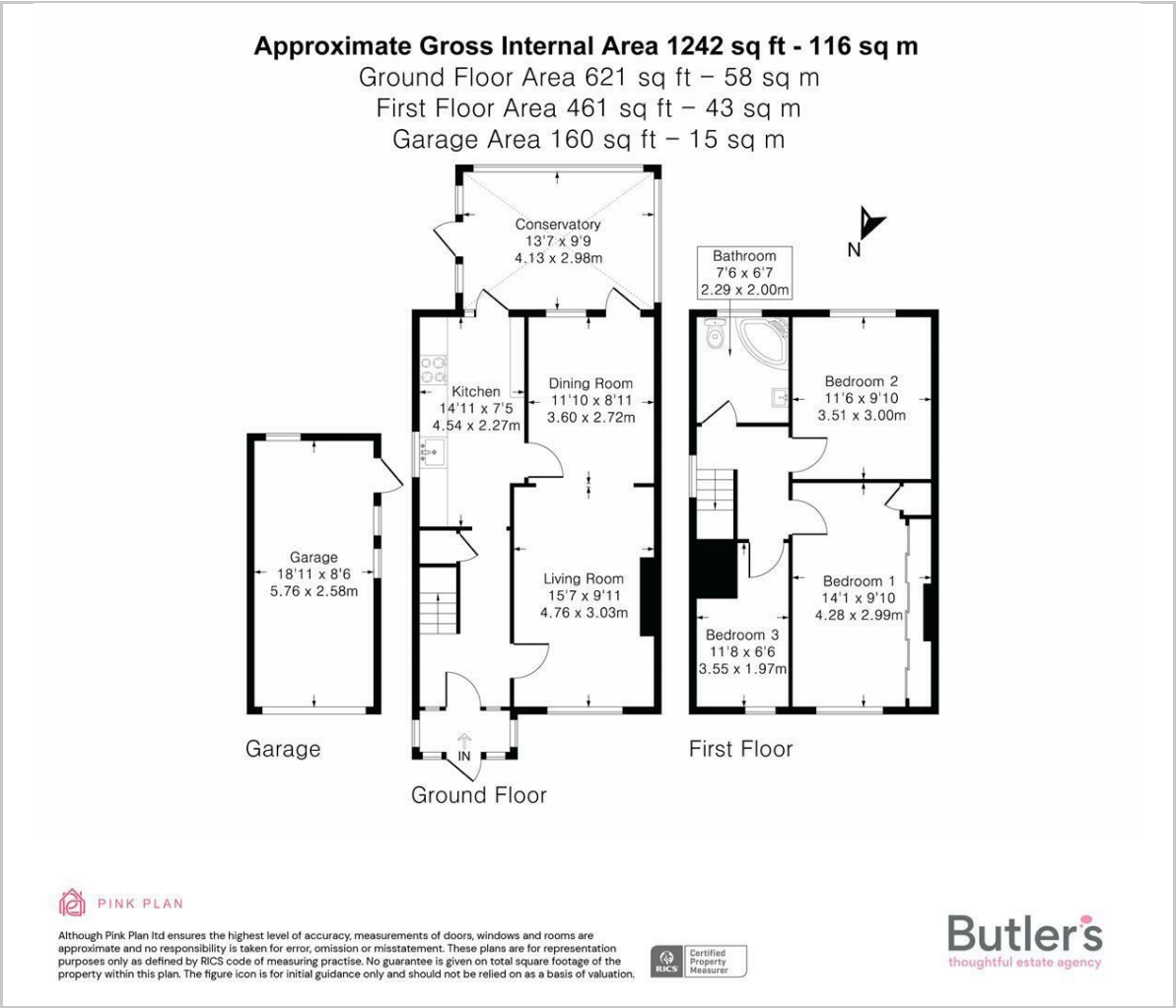
18'11 x 8'6 (5.77m x 2.59m)

Storage Room





Floor Plan

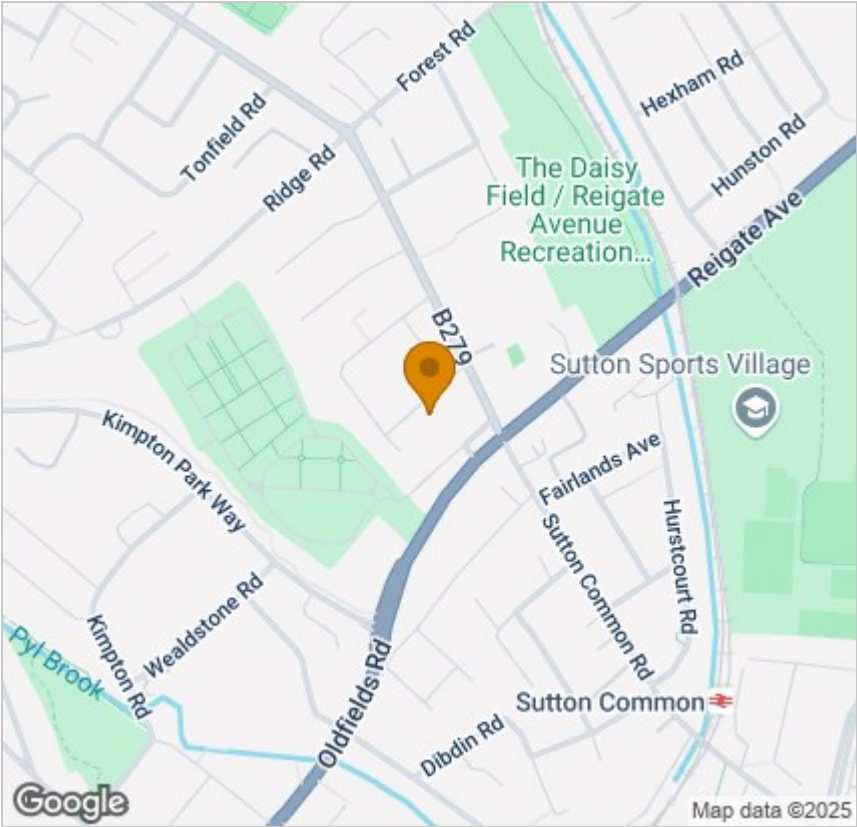


Viewing

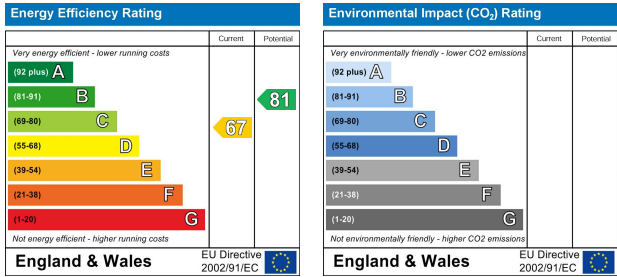
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Area Map



Energy Efficiency Graph



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