



Rectory Road  
Sutton, SM1 1QW  
Guide price £475,000



# Rectory Road, Sutton, SM1 1QW

NO ONWARD CHAIN! Nestled in one of Sutton's most convenient roads, this wonderful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Rectory Road will surpass your expectations, as it's just a quick stroll into the high street, with you having excellent schooling close by. Buses and both West Sutton & Sutton Mainline stations provide quick links into the City, so you can be from your sofa to London in under an hour. Despite all of this, sitting back overlooking your 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. Inside your home, you'll appreciate you can move straight in, yet still have the opportunity to make your own mark. On the ground floor, there is a huge amount of versatility, with a living room that will surely be the central hub for the family. As you have a separate dining room, get togethers and dinner parties will also be a breeze in this wonderful home, something you've probably been dreaming of for some time now! If we're on the money with the latter, the kitchen sits adjacent and is semi-open plan, so you can cook up a storm whilst still socialising with your guests. Upstairs, this house doesn't let you down; with three bedrooms, it will be a tough choice about which one to make the kids rooms! Finishing off this lovely home is a shower room and separate W/C serving the property, certainly convenient for when you have guests around to visit.



## GROUND FLOOR

Hallway

Living Room

14'6 x 11'1 maximum (4.42m x 3.38m maximum)

Dining Room

12'2 x 10'4 maximum (3.71m x 3.15m maximum)

Kitchen

9'10 x 5'11 (3.00m x 1.80m)

## FIRST FLOOR

Landing

Bedroom

14'8 x 10'7 maximum (4.47m x 3.23m maximum)

Bedroom

11'11 x 10'5 maximum (3.63m x 3.18m maximum)

Bedroom

7'11 x 5'9 (2.41m x 1.75m)

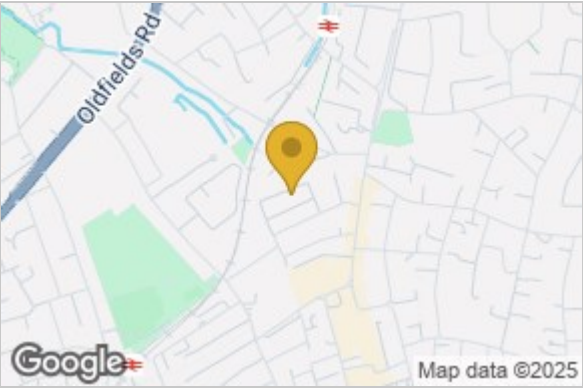
Bathroom

Separate W/C

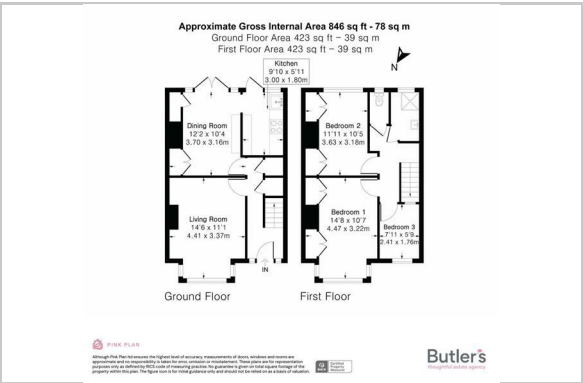
OUTSIDE

Rear Garden

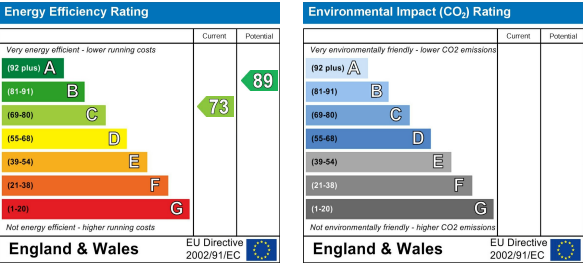
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.