

# Butler's

thoughtful estate agency



Prince Of Wales Road  
Sutton, SM1 3PE

Guide price £675,000



# Prince Of Wales Road

Sutton, SM1 3PE

Having been recently extended and refurbished from top to bottom, this handsome home will truly impress. Nestled in an immensely desirable location, Prince Of Wales Road will tick all of your boxes.

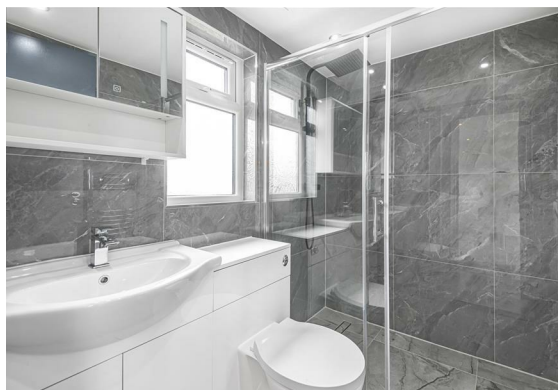
What makes this house so special is the abundance of features and high quality that run throughout, as the developers have gone to great lengths to offer the best house possible after the refurbishment, such is their fastidious nature.

Situated in a great spot on the road, you'll be close to outstanding local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time with Carshalton & Sutton common stations being within close proximity. 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 an amazing kitchen/diner/family area with a stunning shower room adjacent. The ground floor living space is also beautiful, with an attractive bay window.

Upstairs on the first floor, there is a further stylish bathroom and three bedrooms, being wonderful places to catch up on a great nights sleep, with a master bedroom situated on the second floor extension that is simply stunning, with wonderful elevated views and it even boasting an en-suite. Every room has something to offer, and will be well suited to a growing modern family, adjusting to the new way of working.

Outside, this beautiful house has a block paved area to the front, with a fabulous garden to the rear, grabbing that all-day sun, being great for get togethers with friends on the patio, whilst the kids play on the lawn. There is even potential for off-street parking via the service road at the back of the plot, subject to agreement with the seller.





## GROUND FLOOR

Porch

Hallway

Living Room

12'8 x 12'1 (3.86m x 3.68m)

Kitchen/Dining Room

20'4 x 17'3 maximum (6.20m x 5.26m maximum)

Shower Room

5'3 x 3'3 (1.60m x 0.99m)

## FIRST FLOOR

Landing

Bedroom

13'2 x 11'7 (4.01m x 3.53m)

Bedroom

13' x 10'9 maximum (3.96m x 3.28m maximum)

Bedroom

8'4 x 6'1 maximum (2.54m x 1.85m maximum)

Bathroom

7'2 x 5'4 (2.18m x 1.63m)

## SECOND FLOOR

Landing

Master Bedroom

17'10 x 17' maximum (5.44m x 5.18m maximum)

En-Suite

6'8 x 5' (2.03m x 1.52m)

## OUTSIDE

Rear Garden

Front Block Paved Area

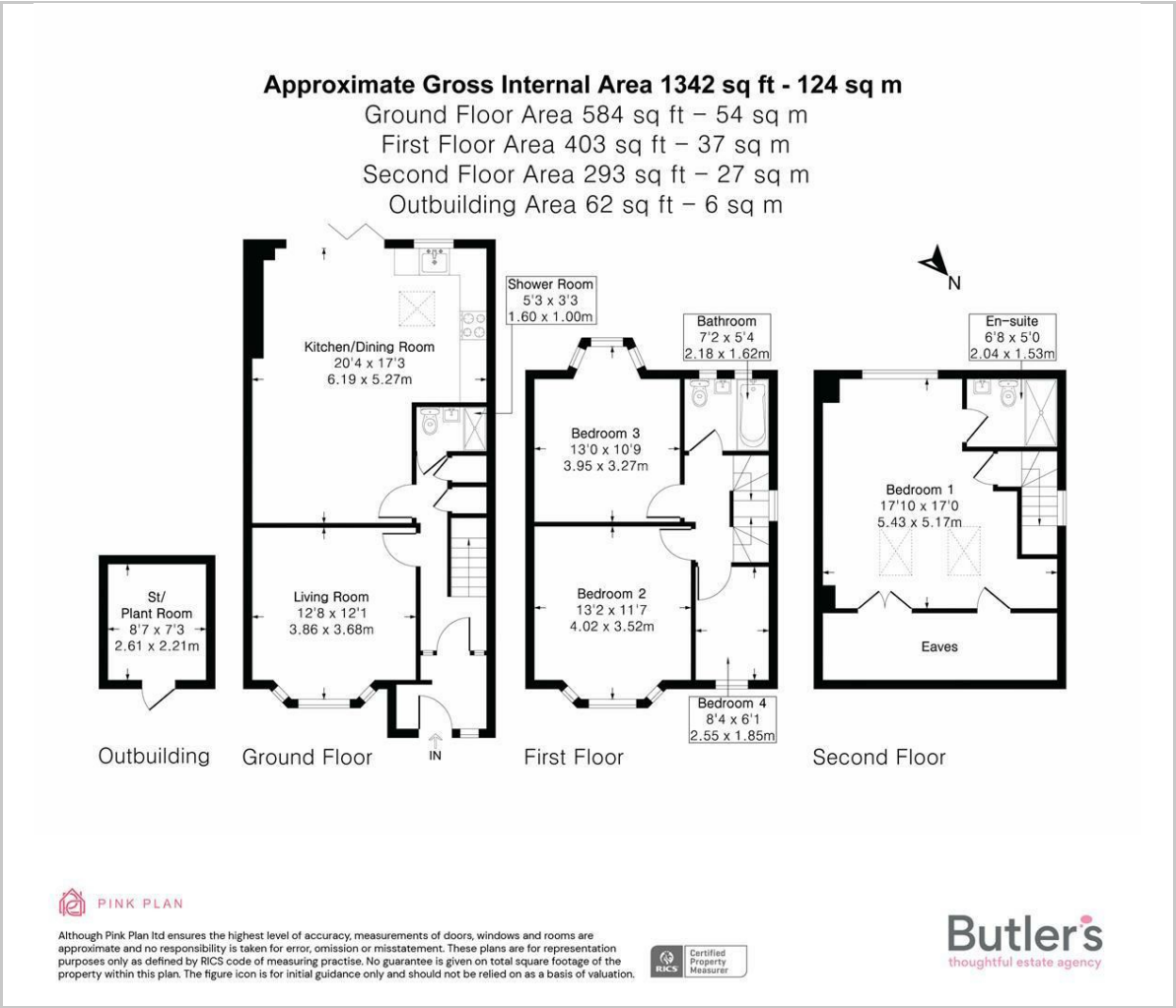
External Boiler/Store Room

8'7 x 7'3 (2.62m x 2.21m)

Possibility for rear parking (at request)



Floor Plan

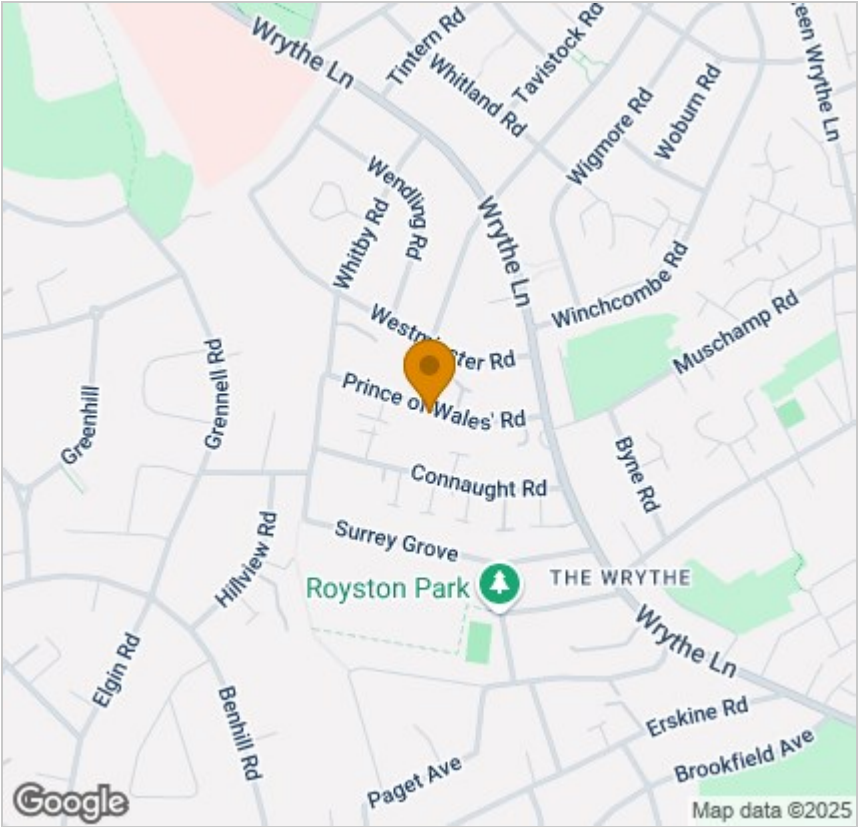


Viewing

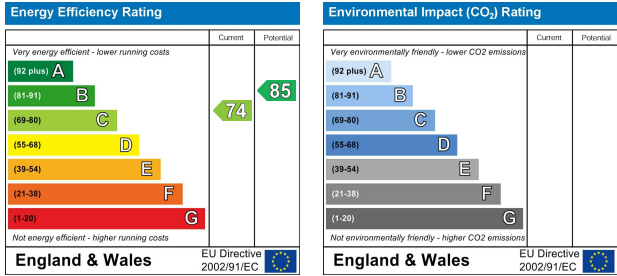
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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