

# Butler's

thoughtful estate agency



Farrier Place  
Sutton, SM1 3HU

Guide price £550,000





## Farrier Place

Sutton, SM1 3HU

GUIDE PRICE £550,000 - £575,000

Nestled in gated and highly desirable modern development, this wonderful end of terrace home has so much to offer, both inside and out. It's situated in a fabulous location, being in a quiet road yet on the doorstep of fabulous amenities, open spaces and outstanding schools - with transport links such as buses and Sutton Common station being literally opposite, providing quick links into the City - sofa to London in well under an hour, amazing.

Outside, sitting in your beautiful, low maintenance rear garden, you will appreciate that this is a fabulous place for you to enjoy a good book, catch some rays or even have a few friends over.

Inside your home, you'll appreciate the amount of work the current sellers have gone to update and keep the house in such good condition, meaning you can just pack your bags and move straight in.

The ground floor is an semi-open plan layout, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, working, family get-togethers and dining. If we're on the money with the latter, the adjacent kitchen 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!

Upstairs, this house certainly doesn't let you down; with three bedrooms and the option of potentially more desk space, there will be a tough choice about which one to make the kids rooms. You'll however benefit from an impressive master with your own en-suite. Finishing off this lovely home is a family bathroom and ground floor cloakroom serving the property and the bonus of 2 spaces (one under a car port), certainly convenient for when you have guests around to visit.







## GROUND FLOOR

Hallway

Living/Dining Room  
17'10 x 15' maximum (5.44m x 4.57m maximum)

Kitchen  
12'4 x 7'7 (3.76m x 2.31m)

Cloakroom  
7'6 x 3' (2.29m x 0.91m)

## FIRST FLOOR

Landing

Master Bedroom  
17'9 x 8'2 maximum (5.41m x 2.49m maximum)

En-Suite  
5'3 x 5'3 (1.60m x 1.60m)

Bedroom  
11'1 x 7'10 (3.38m x 2.39m)

Bedroom  
10'6 x 7'8 maximum (3.20m x 2.34m maximum)

Bathroom  
6' x 5'3 (1.83m x 1.60m)

## OUTSIDE

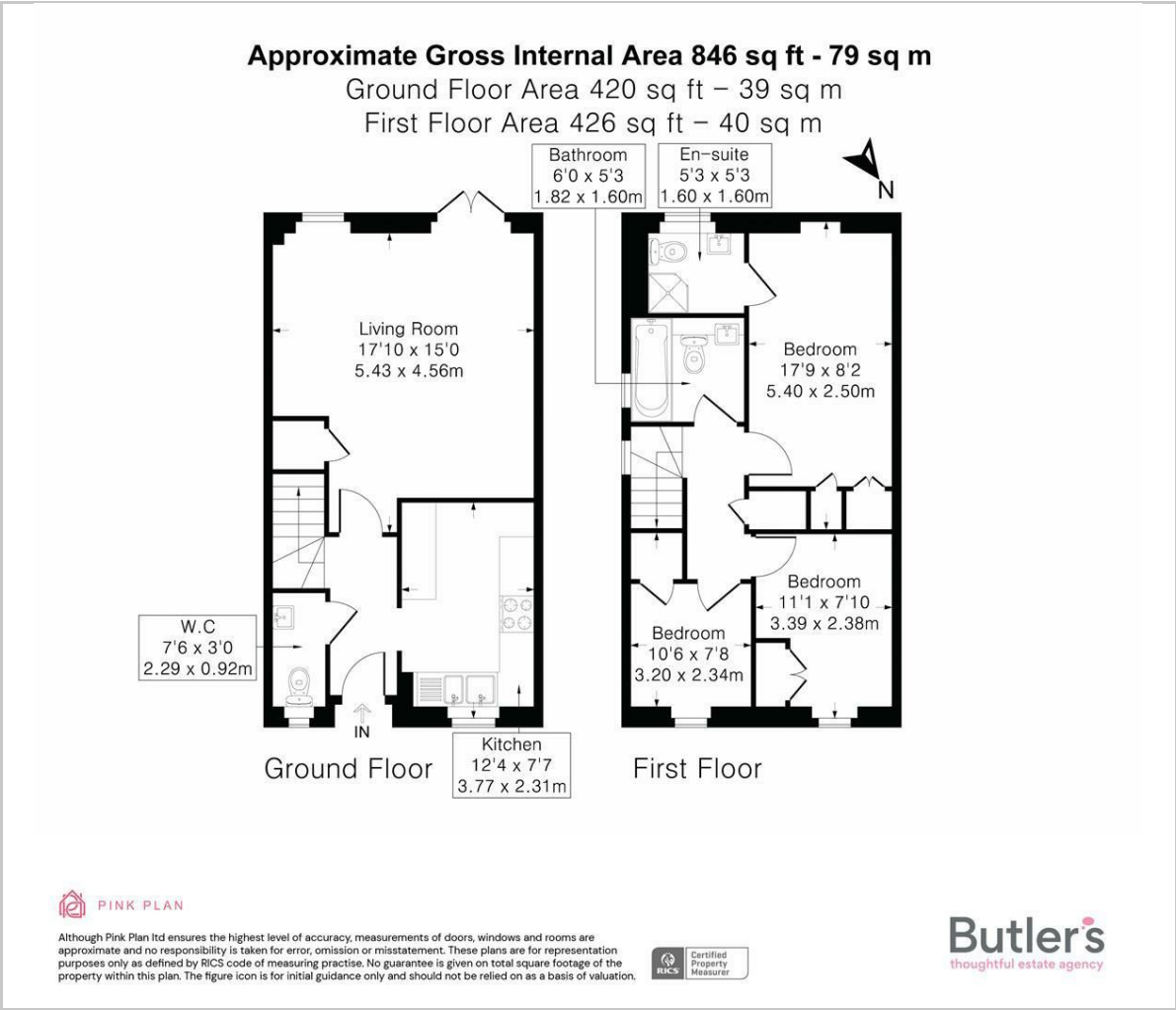
Rear Garden

2 Parking Spaces





Floor Plan



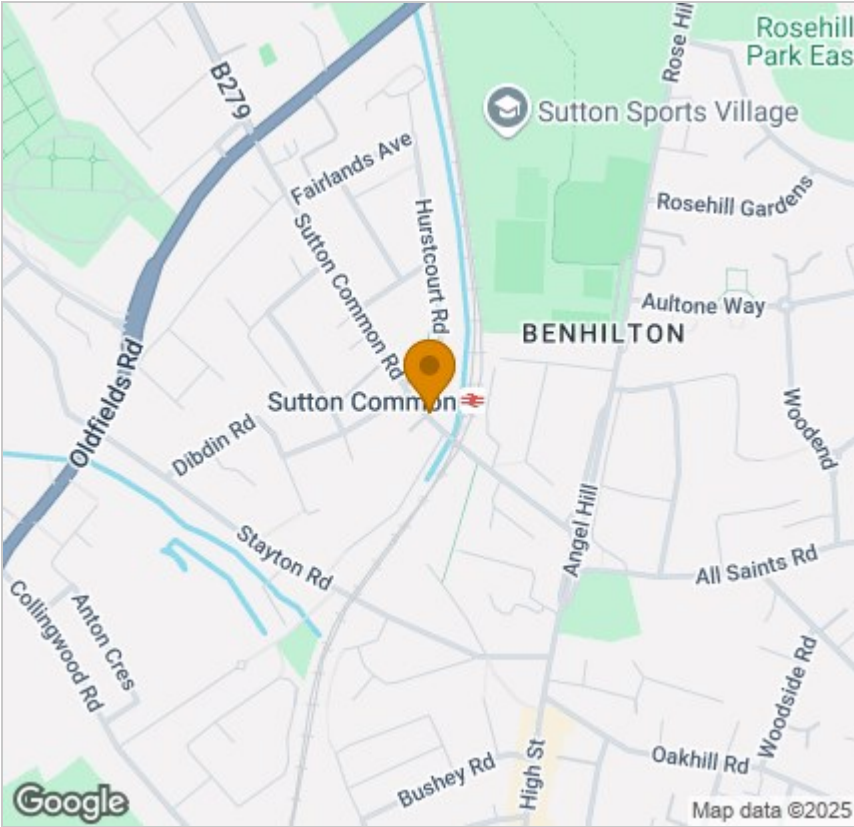
Viewing

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.

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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



Energy Efficiency Graph

