

# Butler's

thoughtful estate agency



Carshalton Grove  
Sutton, SM1 4LY  
Offers over £625,000

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# Carshalton Grove

Sutton, SM1 4LY

EXTENDED & NO CHAIN Every now and again a home comes to market that truly fits how a modern family lives, with this wonderful 3 bedroom semi detached house being one such property. It really has a light and airy feel, also having been fastidiously cared for and updated by the current owners, sparing no time or expense throughout their occupation. Having been extended to the rear, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better! Set within a desirable yet highly convenient road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during these summer months. Inside the house, the large living room is a fabulous space for you to relax and entertain in, yet also perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some TV. The real heart of the home is the kitchen/dining/family room, with an abundance of workspace to really cook up a storm in - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones, looking forward to the day ahead. The bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly peaceful surroundings. All the rooms are also served by the first floor family bathroom. Outside, there is a wonderful, mature rear garden that will be great for every age range, with a driveway to the front and garage to the side, providing ample parking. With all these benefits, we think that the new owners will be very lucky indeed!

## GROUND FLOOR

### Hallway







Living Room  
15'3 x 12'8 maximum (4.65m x 3.86m maximum)

Kitchen/Dining Room  
18'10 x 12' maximum (5.74m x 3.66m maximum)

Family/Sitting Area  
10'6 x 9'9 (3.20m x 2.97m)

Conservatory  
15'6 x 6'11 (4.72m x 2.11m)

## FIRST FLOOR

Landing

Bedroom  
15'4 x 11'7 maximum (4.67m x 3.53m maximum)

Bedroom  
12'1 x 10'10 (3.68m x 3.30m)

Bedroom  
8'3 x 6'9 (2.51m x 2.06m)

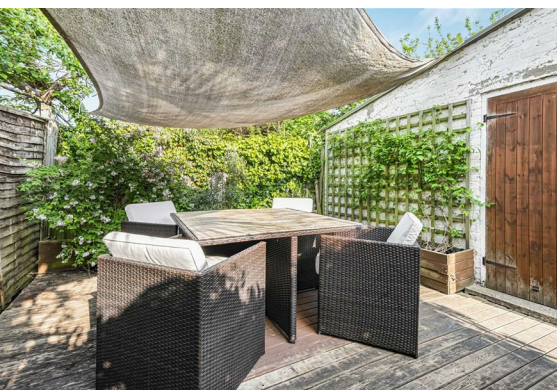
Bathroom  
7'11 x 7'10 (2.41m x 2.39m)

## OUTSIDE

Driveway

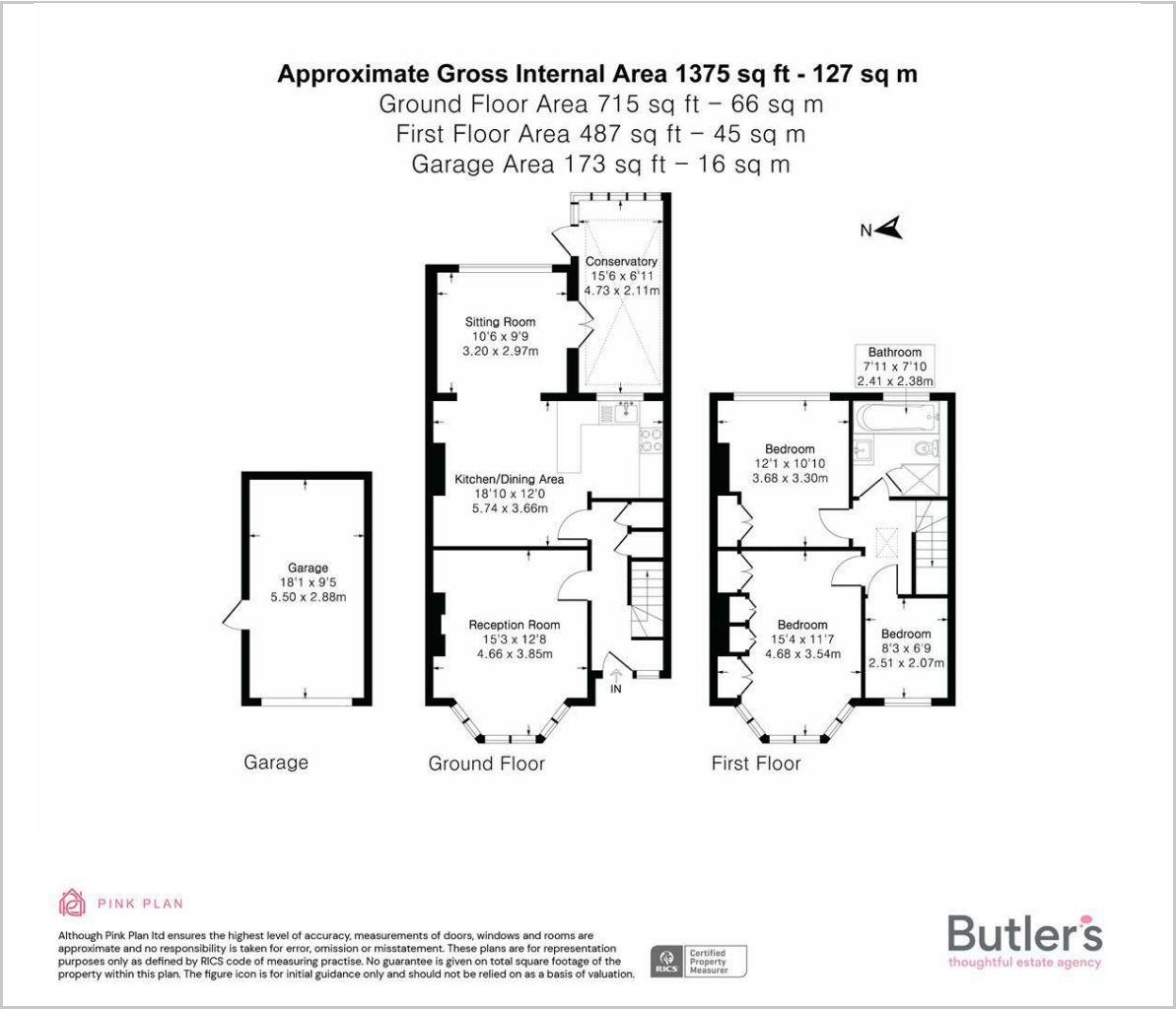
Garage

Rear Garden





Floor Plan

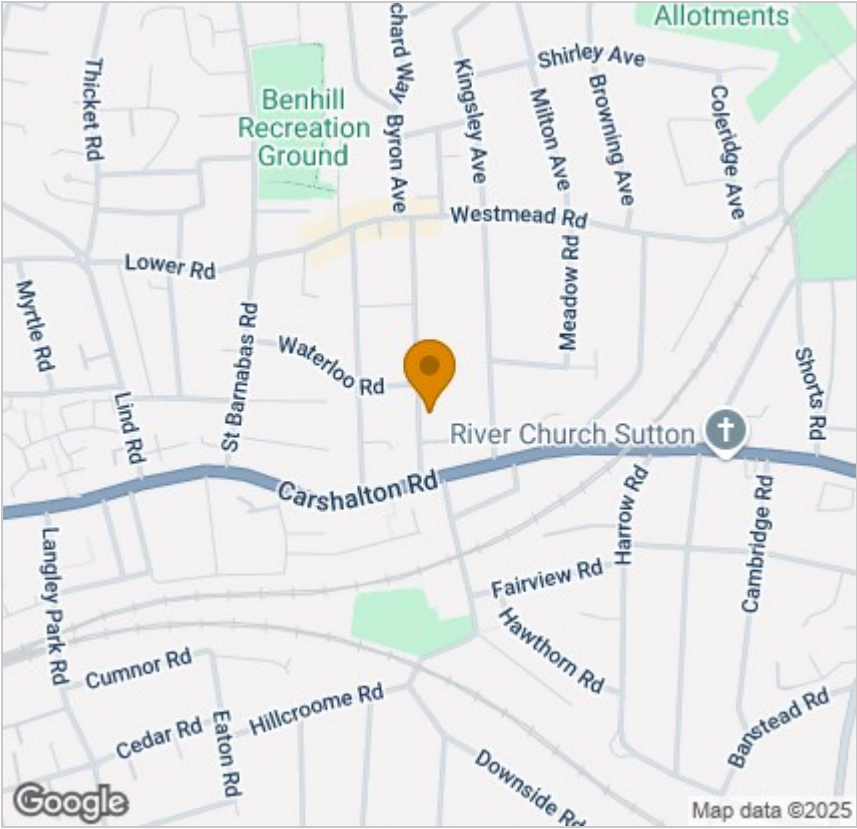


Viewing

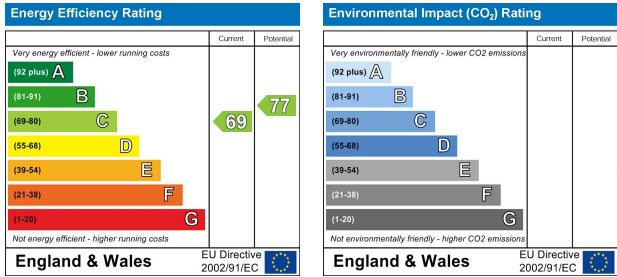
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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



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