

Butler's
thoughtful estate agency



Greenhill
Sutton, SM1 3LG

Guide price £675,000



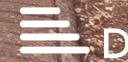
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Greenhill

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A real rarity to the market, this wonderful semi-detached house will truly impress with its size, being in excess of 1500sq ft - yet still has amazing potential of extending in the future, subject to the relevant consents. Nestled in an immensely desirable road in the Sutton Garden Suburb conservation area, Greenhill is a one-off home that offers extremely versatile accommodation. Situated this enviable plot, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. 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 there is already a large, flowing, living/family room that overlooks and has access to your garden, perfect for entertaining friends and family. The kitchen also benefits from lots of workspace to prepare your meals, which leads on to a separate dining room and utility room, with all ground floor being served by a shower room. Three generously sized bedrooms are situated on the first floor, and would be wonderful places to catch up on a great night's sleep for the family. There is also a further bathroom serving these rooms. Every room has something different and unique to offer and will be well suited to either a growing family or downsizer. Outside, this wonderful house has a large driveway to the front providing ample off-street parking, offering access to the garage - perfect for the car enthusiast or for storage. The garden is also an excellent size and mature, offering an excellent degree of privacy. You'll be spoilt for get-togethers with friends, whilst the kids go off and enjoy themselves.





GROUND FLOOR

Hallway

Living/Family Room
28' x 14'8 maximum (8.53m x 4.47m maximum)

Kitchen
9'6 x 9'4 (2.90m x 2.84m)

Dining Room
15'3 x 11'9 (4.65m x 3.58m)

Utility Area

Shower Room
6'7 x 6'6 (2.01m x 1.98m)

FIRST FLOOR

Bedroom
14'8 x 11' maximum (4.47m x 3.35m maximum)

Bedroom
13'10 x 12'11 (4.22m x 3.94m)

Bedroom
8'10 x 8'2 (2.69m x 2.49m)

Bathroom
8'10 x 6' (2.69m x 1.83m)

OUTSIDE

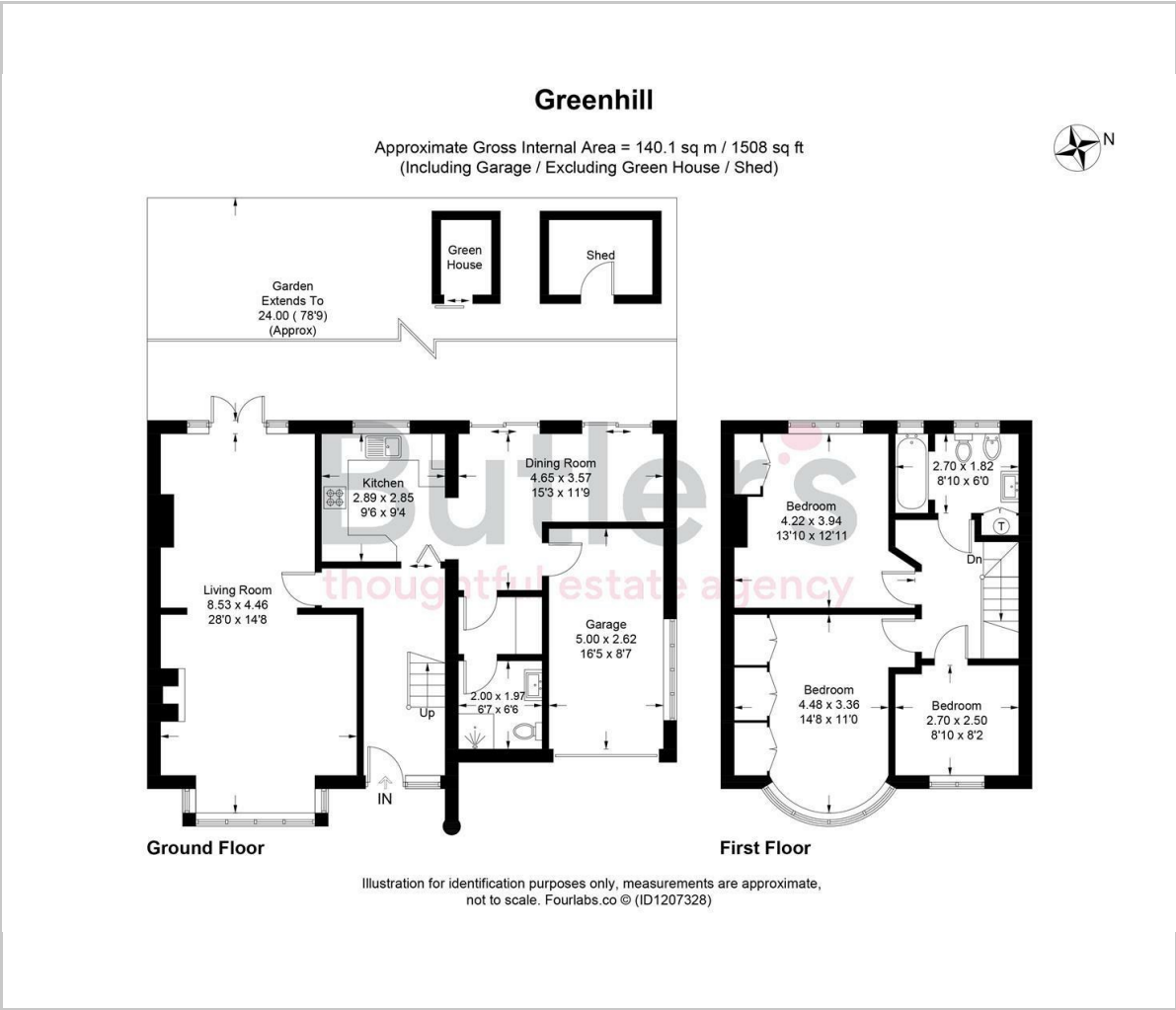
Driveway

Garage
16'5 x 8'7 (5.00m x 2.62m)

Rear Garden



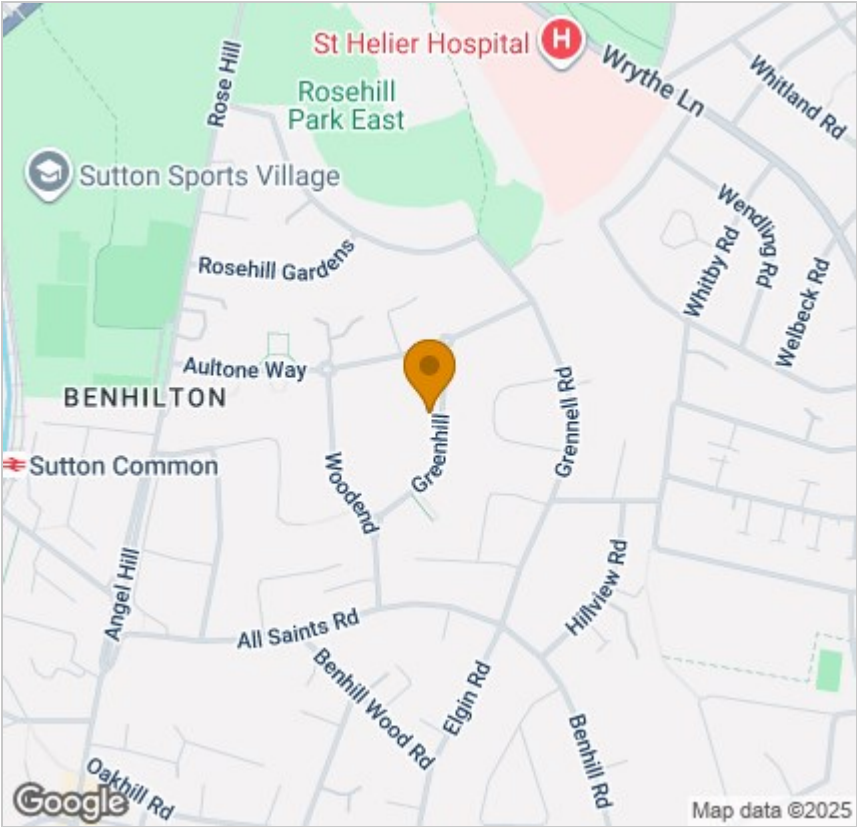
Floor Plan



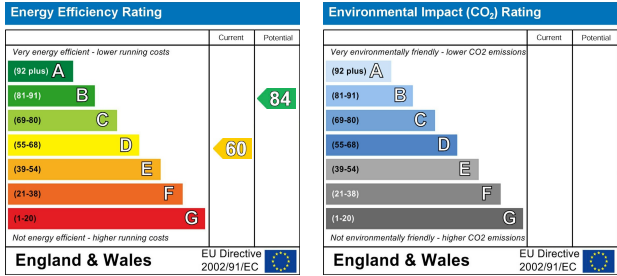
Viewing

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.

Area Map



Energy Efficiency Graph



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