

Butler's
thoughtful estate agency

Fairlands Avenue
Sutton, SM1 3JE

Guide price £600,000



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GUIDE PRICE £600,000 - £625,000
Having been extensively modified to suit how the modern family lives, this incredible home has so much to offer, both inside and out. Location wise, this quiet, coveted road is just a short walk into Sutton, with you having outstanding schooling on your doorstep. Sutton Common & mainline stations are also close by, providing quick links into the City - you'll be from your sofa to London in well under an hour! Despite all of this, sitting on your patio overlooking your pretty 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 have friends over.

Inside your home, you'll certainly be delighted by the amount of work that has been completed, also being offered in great condition throughout, meaning you can just pack your bags and move straight in. Upstairs, you'll be spoilt for choice with three bedrooms, family bathroom and an additional loft room that is currently being used as a bedroom.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge with a gorgeous bay, overlooking your front driveway. Get together and dinner parties will impress in the wonderful open plan dining room that offers a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the fantastic, well appointed 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, with even further potential to one day extend to the rear - subject to the relevant consents.





GROUND FLOOR

Hallway

Living Room
13'9 x 11'10 (4.19m x 3.61m)

Kitchen/Dining Room
17'7 x 13'9 (5.36m x 4.19m)

FIRST FLOOR

Landing

Bedroom
14'9 x 10'11 into bay (4.50m x 3.33m into bay)

Bedroom
12'4 x 9'7 (3.76m x 2.92m)

Bedroom
8'6 x 6'7 (2.59m x 2.01m)

Bathroom
8'8 x 7'10 (2.64m x 2.39m)



SECOND FLOOR

Loft Room
17'7 x 10'8 (5.36m x 3.25m)

OUTSIDE

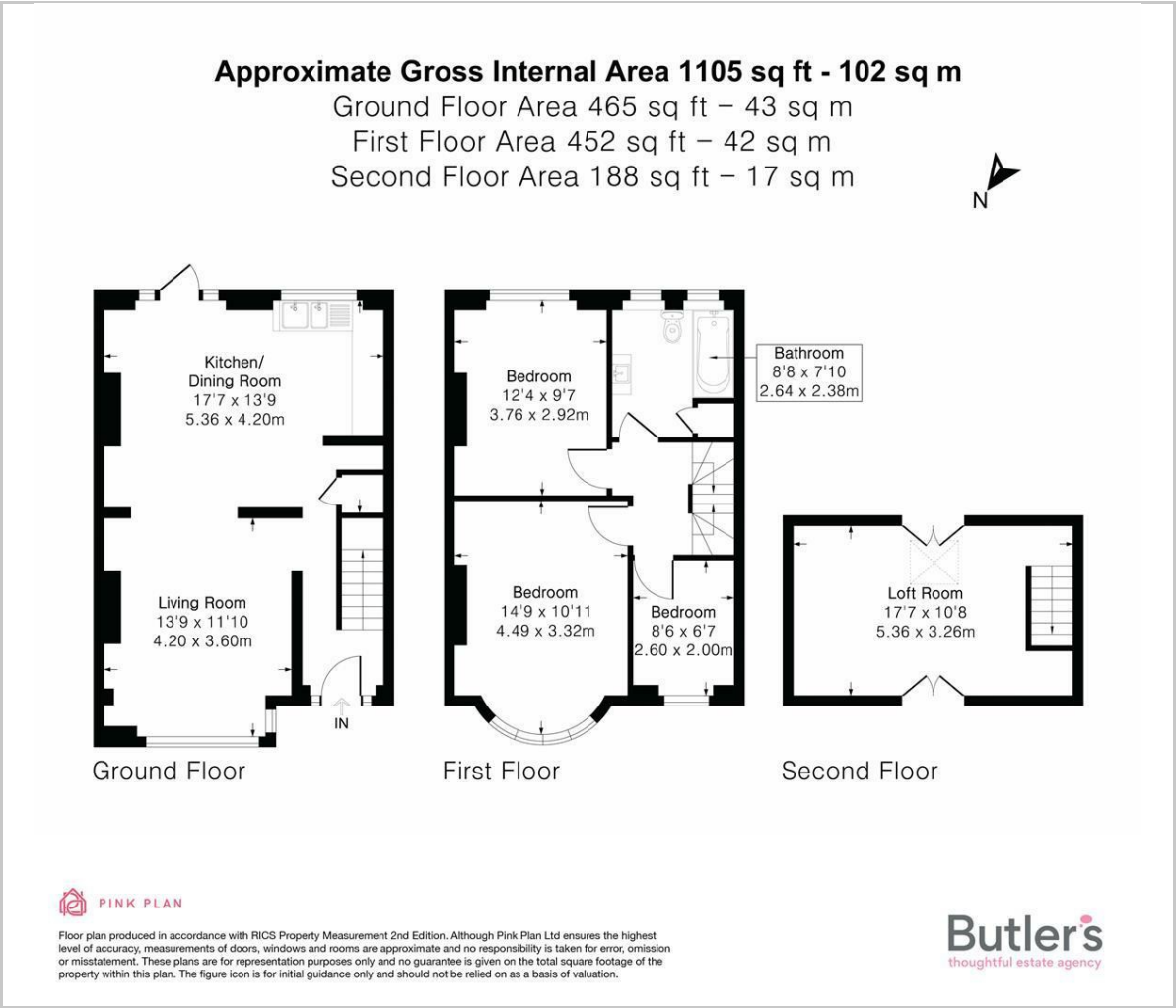
Driveway

Rear Garden

Two Outbuildings



Floor Plan

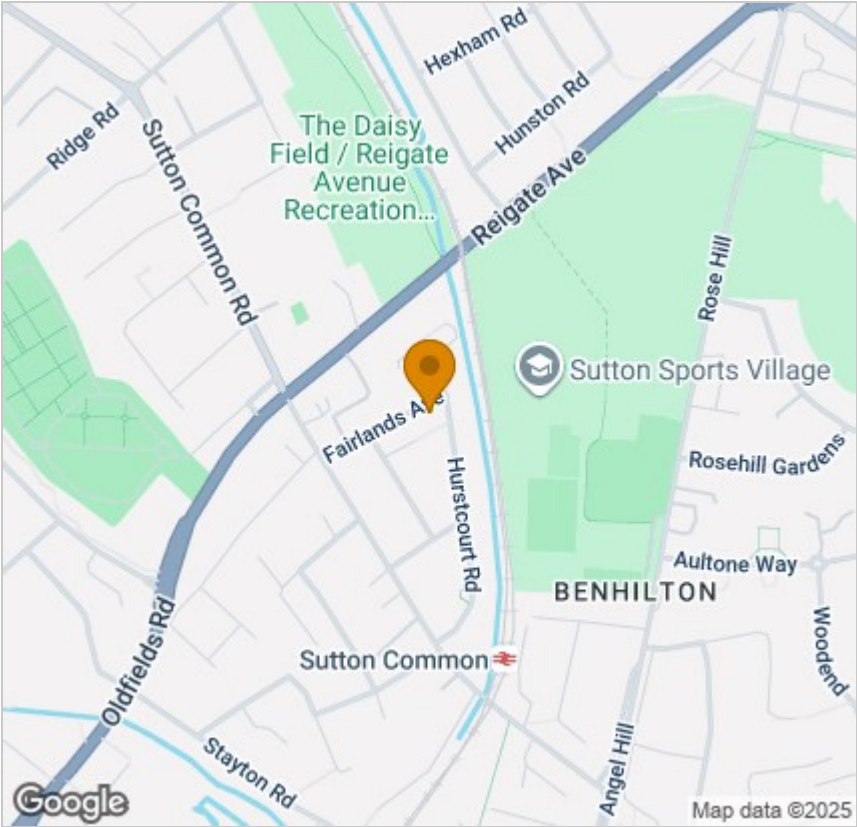


Viewing

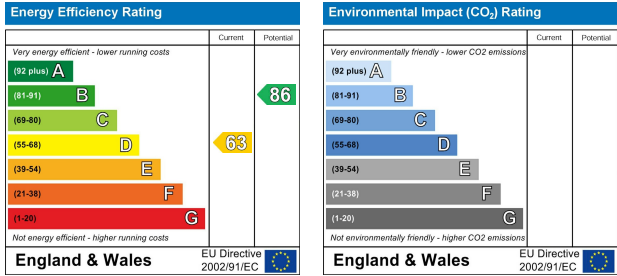
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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