

# Butler's

thoughtful estate agency



Harold Road  
Sutton, SM1 4HZ  
Guide price £400,000



# Harold Road, Sutton, SM1 4HZ

Positioned in one of Sutton's most convenient roads this property has so much to offer. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Harold road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and Sutton station providing quick links into the City - you'll be able to get into town in under an hour. So what about inside the property? Having a generous living/dining area, this property is perfect for hosting those dinner parties and entertaining all of your friends and family. You can also open up the door from the modern kitchen and spill straight out into the low-maintenance, tiered rear garden. Upstairs, this house doesn't let you down; with two bedrooms, there will be no grumbles from the kids or guests with their room! So if you're looking for your first home to put your own stamp on, downsizing or ready for your next investment, you will not want to miss this one. Please note - Some photos have been virtually staged using AI.



## GROUND FLOOR

### Vestibule

### Living/Dining Room

20'9 x 11'1 (6.32m x 3.38m)

### Kitchen

10'11 x 5'9 (3.33m x 1.75m)

### Bathroom

8'1 x 4'10 (2.46m x 1.47m)

## FIRST FLOOR

### Landing

### Bedroom

11' x 9'11 (3.35m x 3.02m)

### Bedroom

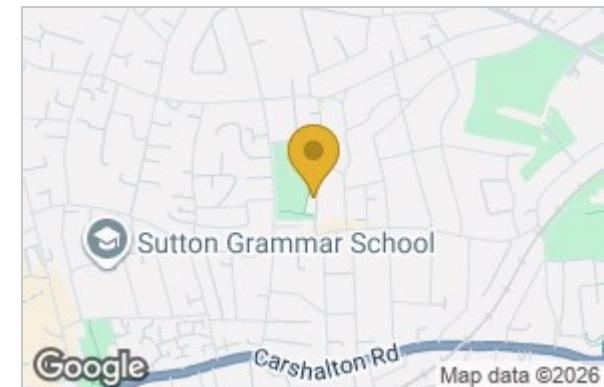
10'8 x 8'4 (3.25m x 2.54m)

## OUTSIDE

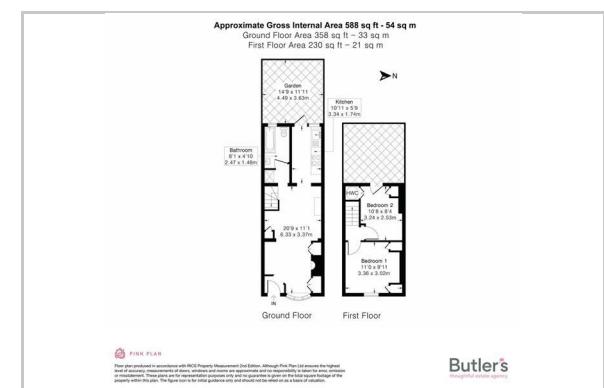
### Rear Garden



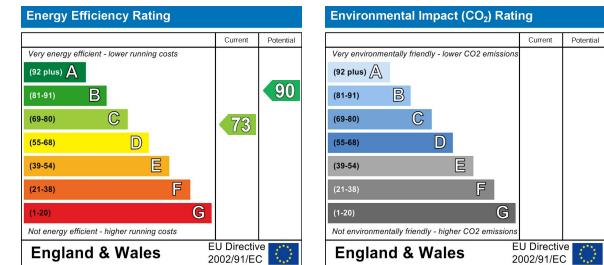
## Area Map



## Floor Plan



## Energy Efficiency Graph



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