

# Butler's

thoughtful estate agency



Thicket Road  
Sutton, SM1 4PX

Offers over £725,000



# Thicket Road

Sutton, SM1 4PX

Being a real rarity to the market, this handsome detached home will truly impress. Nestled in a desirable location within Sutton, Thicket Road will tick all of your boxes. What makes this house so special is the fantastic layout and spacious proportions that run throughout, with the property having the potential to update to your own taste. There is even the opportunity to extend further to the rear, subject to the relevant consents. Being in such a convenient location, you'll be close to outstanding local schooling and transport links, having 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. So with the location ticking all your boxes - how does the rest of the house stack up? You'll be pleased to learn that this gorgeous home has the benefit of a well proportioned kitchen with plenty of worksurfaces. The ground floor reception spaces are incredibly generous, with a large living room with a fabulous bay window. The dining room is similarly sized, offering wonderful views and access to the rear garden. Upstairs, four bedrooms are wonderful places to catch up on a great nights sleep, with lots of space for your wardrobes in all the rooms. Every bedroom on the first floor has something to offer, along with a further family bathroom with separate w/c, well suited to a growing modern family. Outside, this beautiful house has a driveway to the front providing ample off-street parking leading to a garage, with a garden to the rear that is simply stunning, perfect for basking in all-day sunshine, ideal for get togethers with friends on the patio, whilst the kids play and entertain themselves on the lawn.

## GROUND FLOOR





Hallway

Dining Room  
14'4 x 12' (4.37m x 3.66m)

Living Room  
16'9 x 12' (5.11m x 3.66m)

Kitchen  
12' x 10'6 maximum (3.66m x 3.20m maximum)

## FIRST FLOOR

Landing

Bedroom  
16'6 x 11'11 (5.03m x 3.63m)

Bedroom  
14'4 x 11'11 (4.37m x 3.63m)

Bedroom  
17' x 7'7 (5.18m x 2.31m)

Bedroom  
9' x 7'8 (2.74m x 2.34m)

Bathroom  
7'7 x 7' maximum (2.31m x 2.13m maximum)

Separate W/C  
3'7 x 2'9 (1.09m x 0.84m)

## OUTSIDE

Driveway

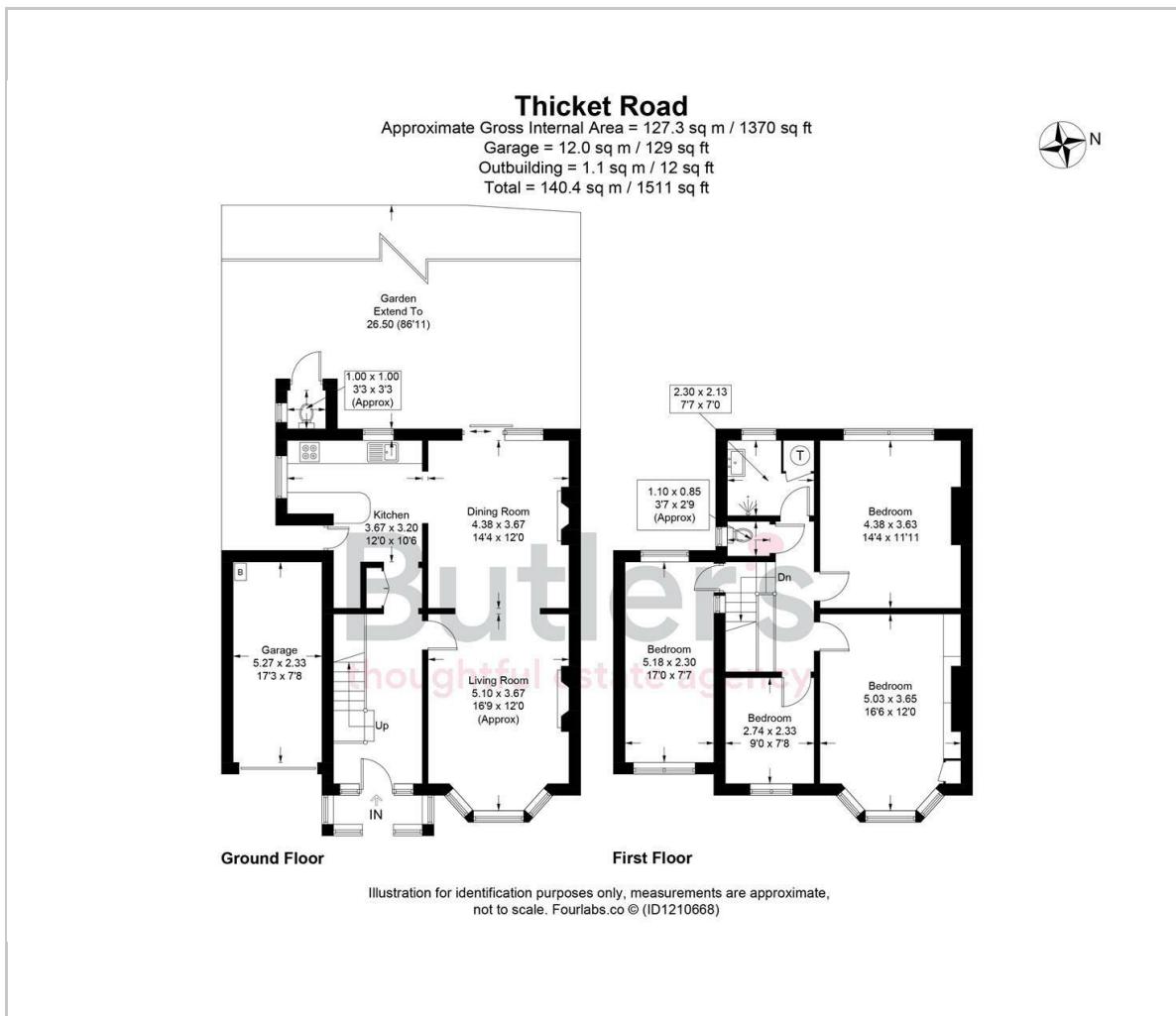
Garage  
17'3 x 7'8 (5.26m x 2.34m)

Rear Garden

External W/C  
3'3 x 3'3 (0.99m x 0.99m)



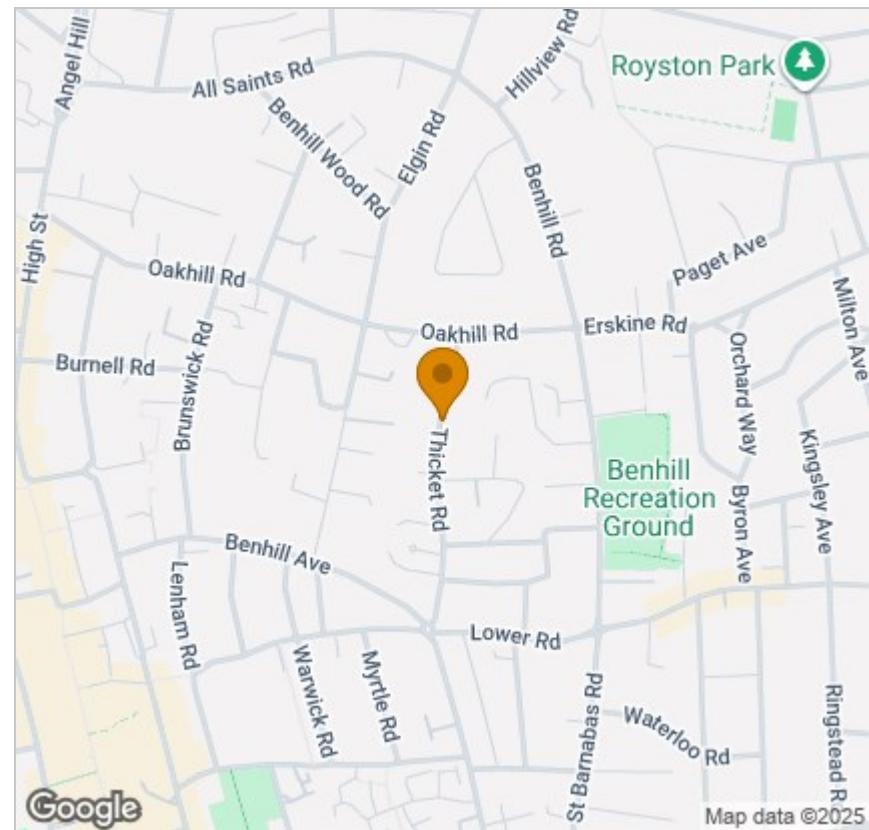
## Floor Plan



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

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