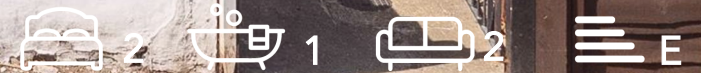


Butler's

thoughtful estate agency



Brandon Road
Sutton, SM1 1RP
Offers over £390,000



Brandon Road, Sutton, SM1 1RP

Positioned in one of Sutton's most convenient residential roads, this lovely home has so much to offer, both inside and out. 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? Brandon Road will surpass your expectations, as it's just a short walk into Sutton, with you having outstanding schooling close by. Sutton mainline and Common stations provide quick links into the City - you'll be from your sofa to London in just under an hour, amazing!

Despite all of this, sitting under the covered, decked area of your rear garden, you'd be forgiven for thinking you were on holiday - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you can't fail to be excited by the amount of work the current seller has gone to, having maintained the property extremely well, meaning you can just pack your bags and move straight in.

Have kids or socialise regularly? We have great news for you! Upstairs, there are two bedrooms, perfect for you and your child or guests! The master however comes with the very special addition of an en-suite, complementing the downstairs cloakroom perfectly.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the wonderful dining area that offers a more formal space, something you've probably been dreaming of for some time now! If we're on the money with the latter, the spacious, adjacent 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.

Outside, the garden will further surprise with a fabulous garden room that has power and light - perfect for your home office!



GROUND FLOOR

Living Room
12'2 x 12'1 (3.71m x 3.68m)

Dining Room
12'1 x 10'1 (3.68m x 3.07m)

Kitchen
10'9 x 10'8 (3.28m x 3.25m)

Cloakroom
4'8 x 2'7 (1.42m x 0.79m)

OUTSIDE

Garden

Garden Room/Office
12'4 x 5'6 (3.76m x 1.68m)



FIRST FLOOR

Landing

Bedroom 1
12' x 10'11 (3.66m x 3.33m)

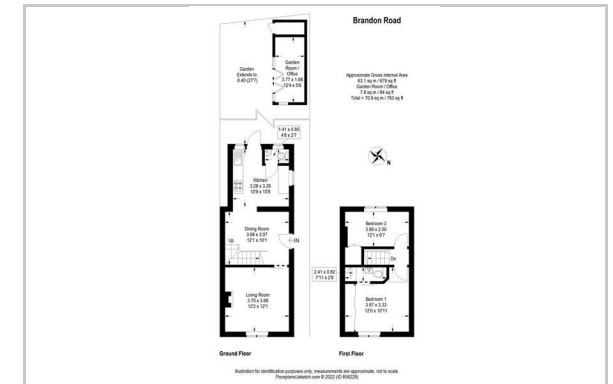
En-Suite
7'11 x 2'8 (2.41m x 0.81m)

Bedroom 2
12'1 x 6'7 (3.68m x 2.01m)

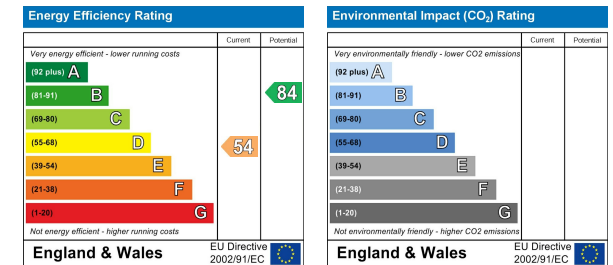
Area Map



Floor Plan



Energy Efficiency Graph



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