



Upland Road
Sutton, SM2 5HW

Guide price £1,150,000



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GUIDE PRICE £1,150,000 - £1,250,000 A real rarity to the market, this handsome detached house will truly impress. Nestled in an immensely desirable location, Upland Road is a one-off home that offers extremely versatile accommodation. What also makes this house so special is the abundance of period features and charm that run throughout, with the current owners having gone to great lengths to retain the character of their home.

Situated on what is arguably the most coveted spot on this leafy road, 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 this gorgeous home has the benefit of a beautiful kitchen/breakfast room, with the benefit of a separate, large utility room leading off, overlooking your garden.

The ground floor reception spaces are also stunning, from the large family/multipurpose room with an inglenook fireplace, through to the lounge and dining room running adjacent, which can either be opened up or closed off due to the double doors.

On the first floor, four generously sized bedrooms are wonderful places to catch up on a great night's sleep, with the master having the benefit of a vaulted ceiling and ensuite, with a further 2 bathrooms located on the first & ground floors. Every room has something different and unique to offer and will be well suited to a growing family or downsizer.

Outside, this beautiful house has a large driveway to the front providing ample off-street parking leading to a garage and a there is a stunning mature garden to the rear, with a large rased patio area. You'll be spoilt for get-togethers with friends, whilst the kids go off and explore in the grounds.





GROUND FLOOR

Hallway

Living Room

16'11 x 14'4 (5.16m x 4.37m)

Dining Room

9'11 x 9'5 (3.02m x 2.87m)

Family Room

14'7 x 14'4 (4.45m x 4.37m)

Kitchen

14'9 x 9'6 (4.50m x 2.90m)

Utility Room

10'9 x 9'8 (3.28m x 2.95m)

Bathroom

6'3 x 5'11 (1.91m x 1.80m)

FIRST FLOOR

Landing

Master Bedroom

16'1 x 14'5 maximum (4.90m x 4.39m maximum)

En-Suite Bathroom

8'6 x 5'6 (2.59m x 1.68m)

Bedroom

12' x 11'3 maximum (3.66m x 3.43m maximum)

Bedroom

13' x 11'5 maximum (3.96m x 3.48m maximum)

Bedroom

10' x 9'5 (3.05m x 2.87m)

Shower Room

8'2 x 3'8 (2.49m x 1.12m)

OUTSIDE

Garage

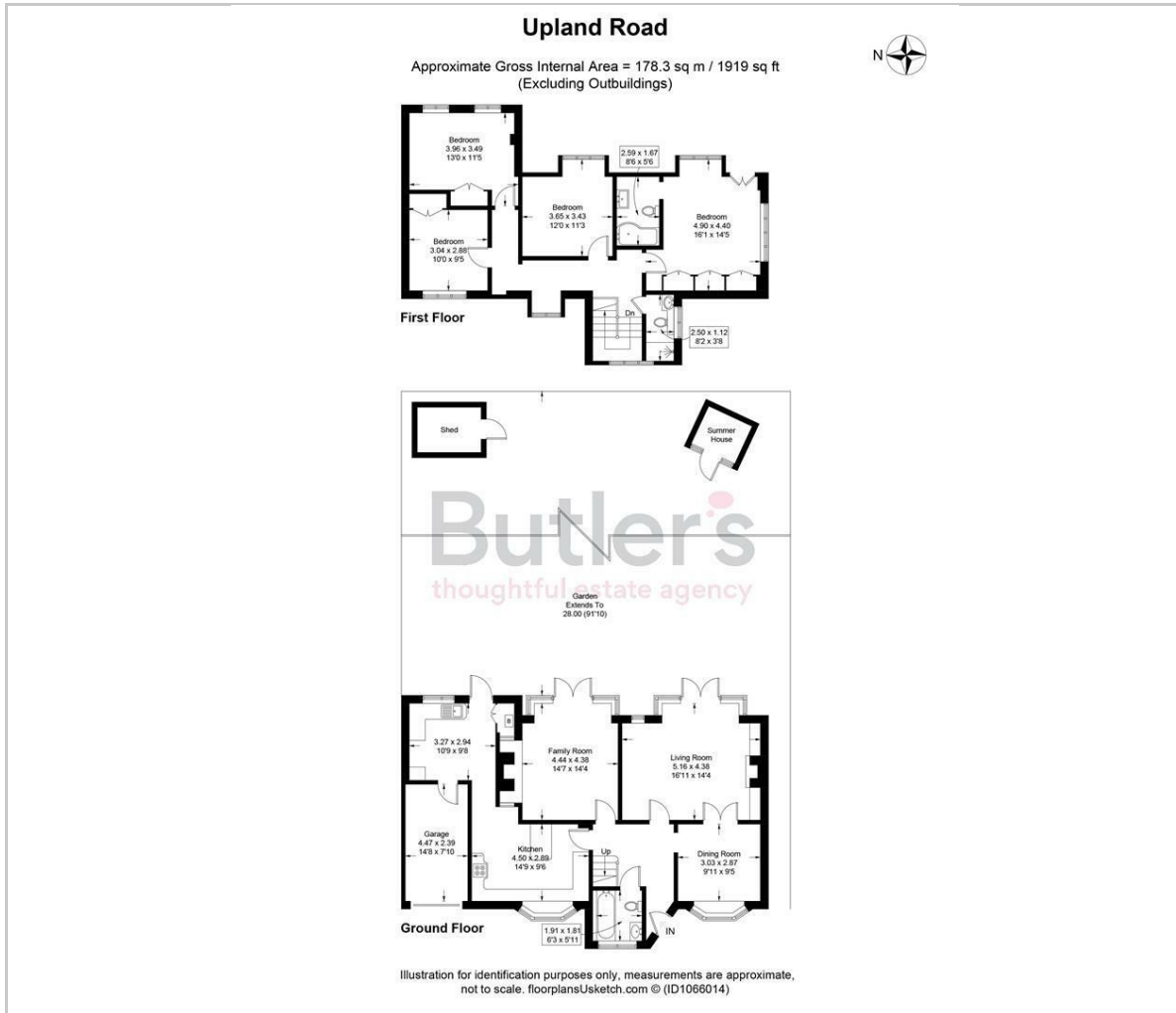
14'8 x 7'10 (4.47m x 2.39m)

Driveway

Patio

Rear Garden

Floor Plan



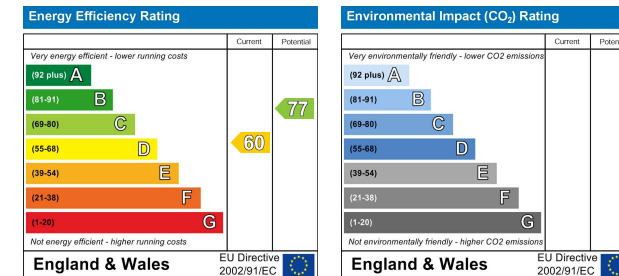
Viewing

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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