



Hurstcourt Road
Sutton, SM1 3JF
Guide price £650,000



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SIMPLY STUNNING! Nestled in one of Sutton's most convenient roads, this handsome, refurbished home has so much to offer, both inside and out. Firstly, we have to talk location. Hurstcourt Road will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton Common station provide quick links into the City, so you can be into London in well under an hour.

Despite all of this, sitting on the deck overlooking your landscaped 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 - entertaining in the outstanding outbuilding that even boasts a secret door!

Inside your home, you'll appreciate the abundance of features and charm that still remain or have been added, with the house having been renovated from top to bottom, meaning you can just unpack your bags and start to enjoy living in this beautiful house straight away!

Yearn for an adaptable space? We have great news for you! The layout of the ground floor offers a huge amount of versatility, with a beautiful lounge and flowing open plan extended area to the rear. You can keep productive in your own personal space to give you that work/life balance, snuggle up on the sofa with loved ones or even hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the outstanding 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!

Upstairs, this house doesn't let you down, as there are two double bedrooms and a single, synonymous with the period of build and boasting fitted wardrobes. The bathroom is also spectacular which has been sympathetically done to a wonderful standard. Lastly, outside to the front, the driveway boasts parking for 2 cars, further adding gloss to what is the complete package.



GROUND FLOOR

Hallway

Living Room

13'8 x 11'7 (4.17m x 3.53m)

Kitchen/Dining Room

22'9 x 17'7 (6.93m x 5.36m)

Cloakroom

3'10 x 2'4 (1.17m x 0.71m)

FIRST FLOOR

Landing

Bedroom

14'4 x 10'11 into bay (4.37m x 3.33m into bay)

Bedroom

11'10 x 9'7 maximum (3.61m x 2.92m maximum)



Bedroom

7'10 x 6'4 (2.39m x 1.93m)

Bathroom

7'8 x 7'6 (2.34m x 2.29m)

OUTSIDE

Private Driveway

Raised Deck

Garden

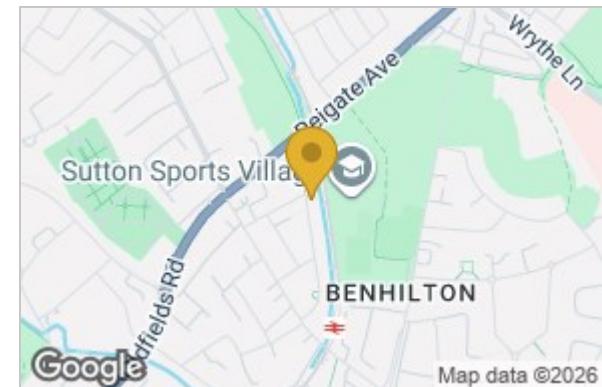
High Quality Outbuilding

11'6 x 7'9 (3.51m x 2.36m)

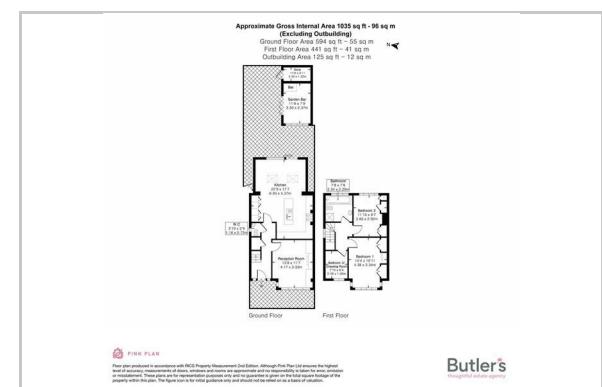
Store

11'6 x 3'11 (3.51m x 1.19m)

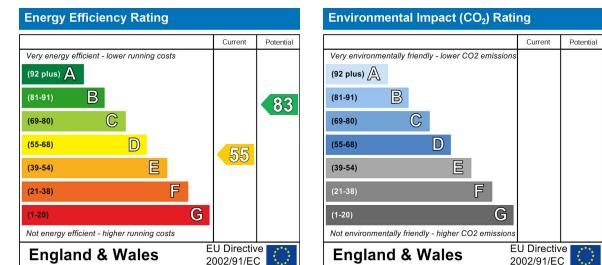
Area Map



Floor Plan



Energy Efficiency Graph



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