

Butler's  
thoughtful estate agency



Connaught Road  
Sutton, SM1 3PQ  
Guide price £600,000

4 2 2 C

# Connaught Road, Sutton, SM1 3PQ

GUIDE PRICE: £600,000 - £630,000. Nestled in one of Sutton's most well regarded, family orientated locations, this lovely, extended, family home has so much to offer, both inside and out. It's also situated in a quiet road that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with great transport links providing quick links into the City. Sitting in your gorgeous living room overlooking your front driveway, you will appreciate that this a fabulous place for you to enjoy a good book or have the family congregate in. Inside the remainder of your home, you'll appreciate the large amount of work the property has had over the current sellers' ownership, meaning you can just pack your bags and move straight in. The ground floor has a versatile layout to the rear, so you can adapt the space to your own personal preference for relaxing, get-togethers, dining and even for when you work from home. If you like to entertain, the dining room is perfect, with the adjacent, recently updated kitchen allowing you to 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 certainly doesn't let you down; with 4 well-proportioned bedrooms and 2 bathrooms (one en-suite), there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the fabulous master encompasses all of the second floor and has a more secluded feel, with elevated views from the Juliet balcony to the rear, also boasting lots of space for your wardrobes. On the outside, there is the bonus of a garage (accessed via a rear service road) leading on from the generous, level garden that is perfect for a summer barbecue on the new patio, whilst the kid's run off to play on the lawn - with a driveway to the front proving further off-street parking.



## GROUND FLOOR

Hallway

Living Room  
13'5 x 12' (4.09m x 3.66m)

Dining Room  
12'4 x 10'7 (3.76m x 3.23m)

Kitchen  
9'2 x 6'11 (2.79m x 2.11m)

## FIRST FLOOR

Bedroom  
14' x 11'6 into bay (4.27m x 3.51m into bay)

Bedroom  
12'7 x 10'4 into bay (3.84m x 3.15m into bay)

Bedroom  
7'10 x 6' (2.39m x 1.83m)

Bathroom  
7'1 x 6'2 (2.16m x 1.88m)

## SECOND FLOOR

Master Bedroom  
17'8 x 13' maximum (5.38m x 3.96m maximum)

En-Suite  
7'7 x 5'11 (2.31m x 1.80m)

## OUTSIDE

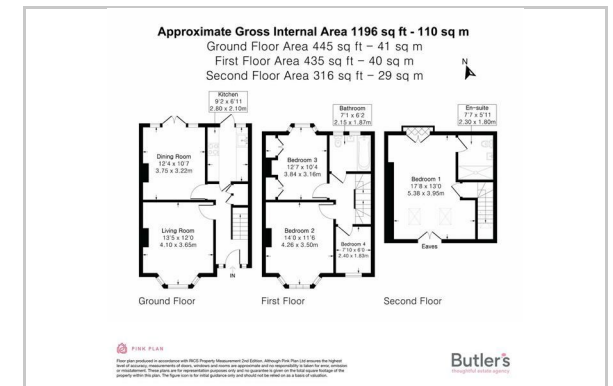
Front Driveway

Rear Garden

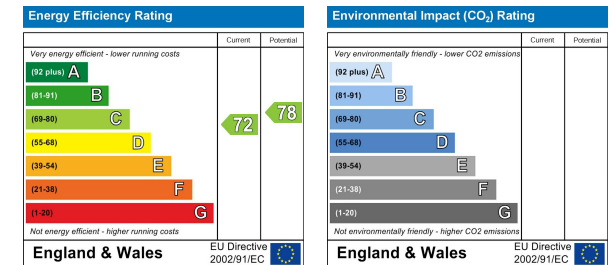
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)