Butler's
thoughtful estate agency

Downs Road

Sutton, SM2 5NR

Guide price £450,000

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GUIDE PRICE: £450,000 - £500,000 Perfectly positioned on one of Belmont's most sought-after and convenient roads, this beautifully extended two-bedroom home offers stylish, move-in-ready accommodation, exceptional entertaining space, and a truly enviable location.

Downs Road places you within easy walking distance of Belmont Village, Sutton town centre, highly regarded schools, excellent local amenities and Belmont Station, providing direct links into Central London. It is a location that effortlessly combines convenience with a wonderful sense of community.

The property itself is equally impressive. To the rear, a beautifully landscaped garden creates a peaceful retreat, ideal for relaxing, entertaining guests, or enjoying outdoor dining during the warmer months. Uniquely, the garden also provides direct access onto the Downs, offering a rare connection to open green space right from your doorstep.

Inside, the home has been thoughtfully extended and maintained to an excellent standard throughout, allowing any new owner to simply unpack and enjoy. The spacious open-plan ground floor has been cleverly designed to provide distinct living, dining and workspace areas, creating a versatile layout perfectly suited to modern lifestyles. Whether you're working from home, hosting dinner parties or relaxing with family, the space adapts effortlessly to your needs.

The contemporary kitchen is a particular highlight, featuring a striking vaulted ceiling and a practical layout that combines style with functionality, making it an ideal space for both everyday living and entertaining.

Upstairs, two generously sized bedrooms provide comfortable and well-proportioned accommodation, ensuring ample space for family members, guests or those seeking a dedicated home office.

Offering the perfect balance of location, character and modern living, this attractive home presents a fantastic opportunity for buyers seeking a property they can move straight into and enjoy from day one.

GROUND FLOOR

Hallway

Living Room
13'10 x 12'6 (4.22m x 3.81m)

Dining Room
17'3 x 10'8 (5.26m x 3.25m)

Kitchen/Diner
17'3 x 13'5 (5.26m x 4.09m)

FIRST FLOOR

Landing

Bedroom
17'9 x 9'10.maximum (5.41m x 3.00m maximum)

Bedroom
13'5 x 9' (4.09m x 2.74m)

Bathroom
10'3 x 8' (3.12m x 2.44m)

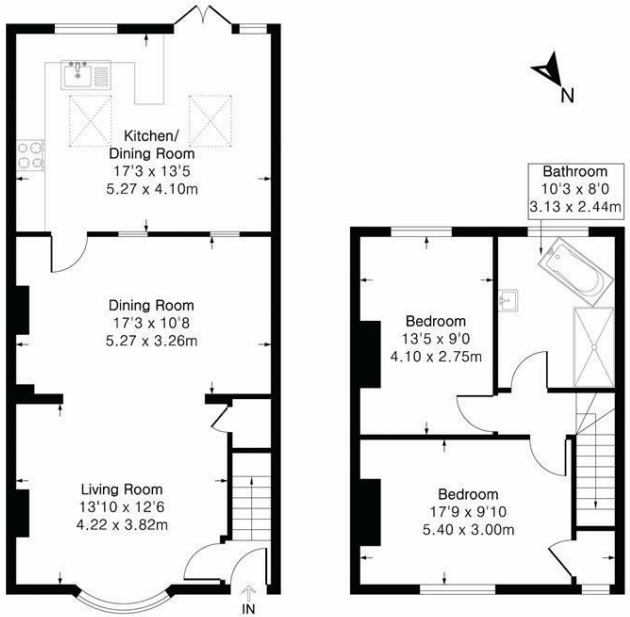
OUTSIDE

Front Terrace Area

Rear Garden

Floor Plan

Approximate Gross Internal Area 1061 sq ft - 99 sq m
Ground Floor Area 653 sq ft – 61 sq m
First Floor Area 408 sq ft – 38 sq m



Ground Floor First Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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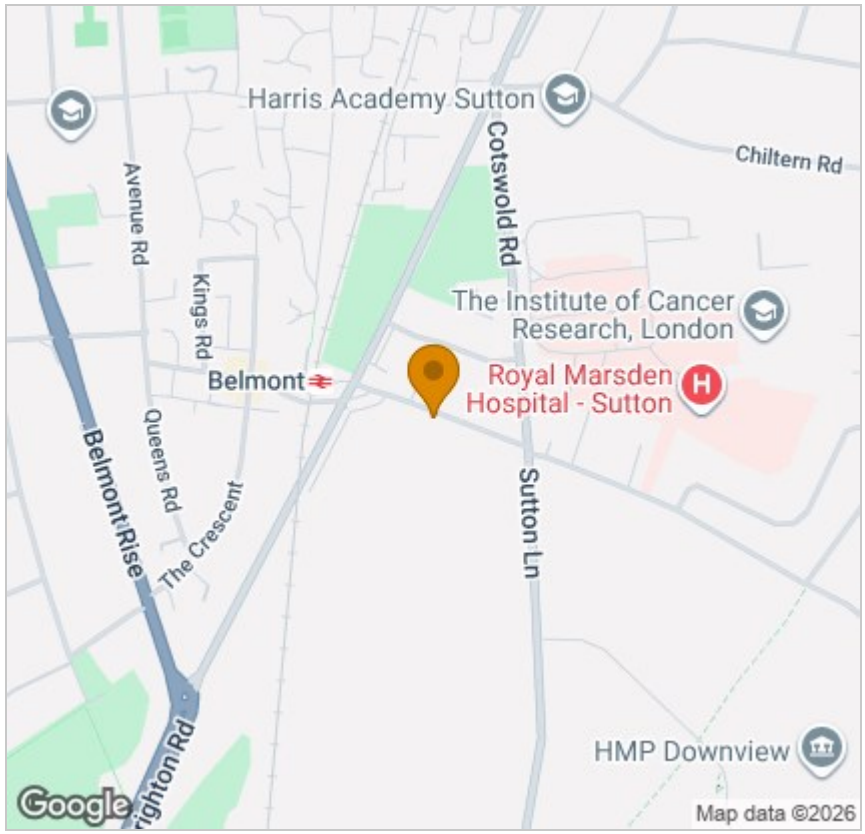
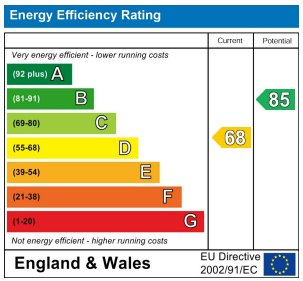
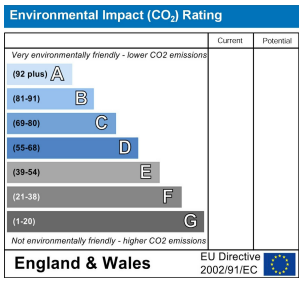
Area Map



Energy Efficiency Graph





Viewing

Please contact our Butler's Sutton Office on 020 39 170 160
if you wish to arrange a viewing appointment for this property or require further information.

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