

# Butler's

thoughtful estate agency



Reigate Avenue  
Sutton, SM1 3JR  
Guide price £550,000



# Reigate Avenue, Sutton, SM1 3JR

Having been extensively extended into the loft, this wonderful home has so much to offer, both inside and out. Position-wise, this convenient & coveted location is just a short walk into Sutton, with you having outstanding schooling on your doorstep. Sutton Common & mainline stations are also close by, providing quick links into the City - you'll be from your sofa to London in well under an hour. Despite all of this, sitting on your decking overlooking your rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over. There is even a hard standing to the rear of the plot that provides off street parking. Inside your home, the sellers have updated and looked after the house during their tenure, meaning you can just pack your bags and move straight in, yet there is still the opportunity to mark your own mark. Upstairs, you'll be spoilt for choice with four bedrooms and 2 bathrooms for maximum convenience, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge/diner with a gorgeous bay, overlooking your shielded front garden. Get together and dinner parties will impress, with their being a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the fantastic, well appointed, refitted 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, with even further potential to one day extend to the rear - subject to the relevant consents.



## GROUND FLOOR

- Porch
- Living/Dining Room  
30'2 x 11'10 (9.19m x 3.61m)
- Kitchen  
13'10 x 11'5 (4.22m x 3.48m)

## FIRST FLOOR

- Landing
- Bedroom  
14'8 x 11'2 into bay (4.47m x 3.40m into bay)

- Bedroom  
11'10 x 9'10 (3.61m x 3.00m)

- Bedroom  
8'6 x 7'1 (2.59m x 2.16m)

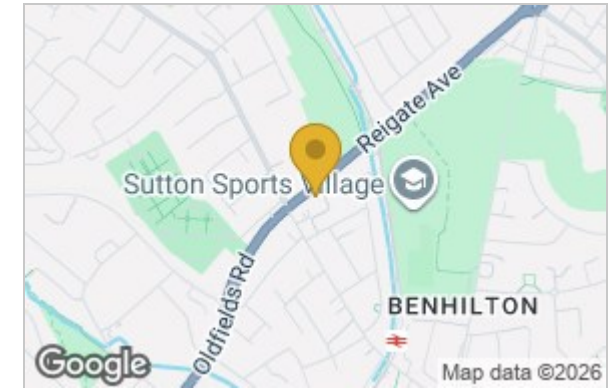
- Bathroom  
8'2 x 7'7 (2.49m x 2.31m)

## SECOND FLOOR

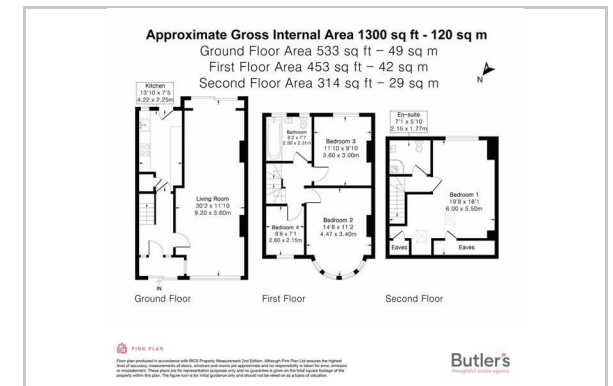
- Landing
- Master Bedroom  
19'8 x 18'1 maximum (5.99m x 5.51m maximum)
- En-Suite  
7'1 x 5'10 (2.16m x 1.78m)

- OUTSIDE
- Front Garden
- Rear Garden
- Parking Area

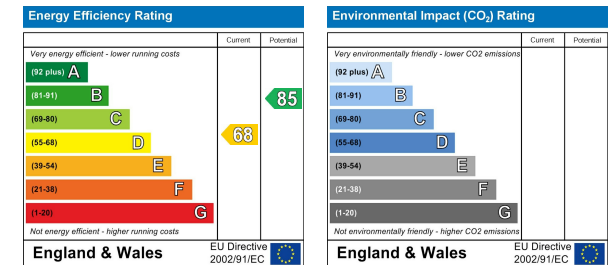
## Area Map



## 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)