

Butler's

thoughtful estate agency

Downs Road

Sutton, SM2 5NR

Guide price £450,000

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GUIDE PRICE: £450,000 - £475,000 Imagine stepping out of your garden and straight onto the open green spaces of the Downs, whilst still having shops, schools and excellent transport links close by. Sounds appealing? This beautifully extended two-bedroom home on Downs Road could be just what you've been looking for, and with no onward chain.

Let's start with the location. Belmont Village, Sutton town centre and a range of local amenities are all within easy reach, whilst Belmont Station provides convenient connections into Central London. For those who enjoy a scenic stroll, Banstead Village is also just a beautiful 20-minute walk away, offering a lovely selection of independent shops, cafés and restaurants. Whether you're commuting, meeting friends or making the most of the local area, there's plenty right on your doorstep.

Step inside and you'll appreciate the thought that has gone into creating this lovely home. The extended ground floor offers a spacious open-plan layout, with distinct areas for relaxing, dining and working from home. It's a flexible space that works just as well for quiet evenings in as it does for entertaining family and friends, with plenty of room to adapt as your needs change.

The contemporary kitchen is another highlight, with its impressive vaulted ceiling adding character and a wonderful sense of space. Thoughtfully arranged and beautifully finished, it's somewhere you'll enjoy spending time, from a quick breakfast to cooking up something special.

Upstairs, two generously sized bedrooms provide comfortable accommodation, with room to make each space your own.

And then there's the garden. Beautifully landscaped, it's ideal for summer barbecues, outdoor dining or simply putting your feet up with a good book. It's a feature that really makes this property stand out from the crowd.

With stylish interiors, versatile living space and no onward chain, there's plenty to get excited about. All the hard work has been done, leaving you free to move

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

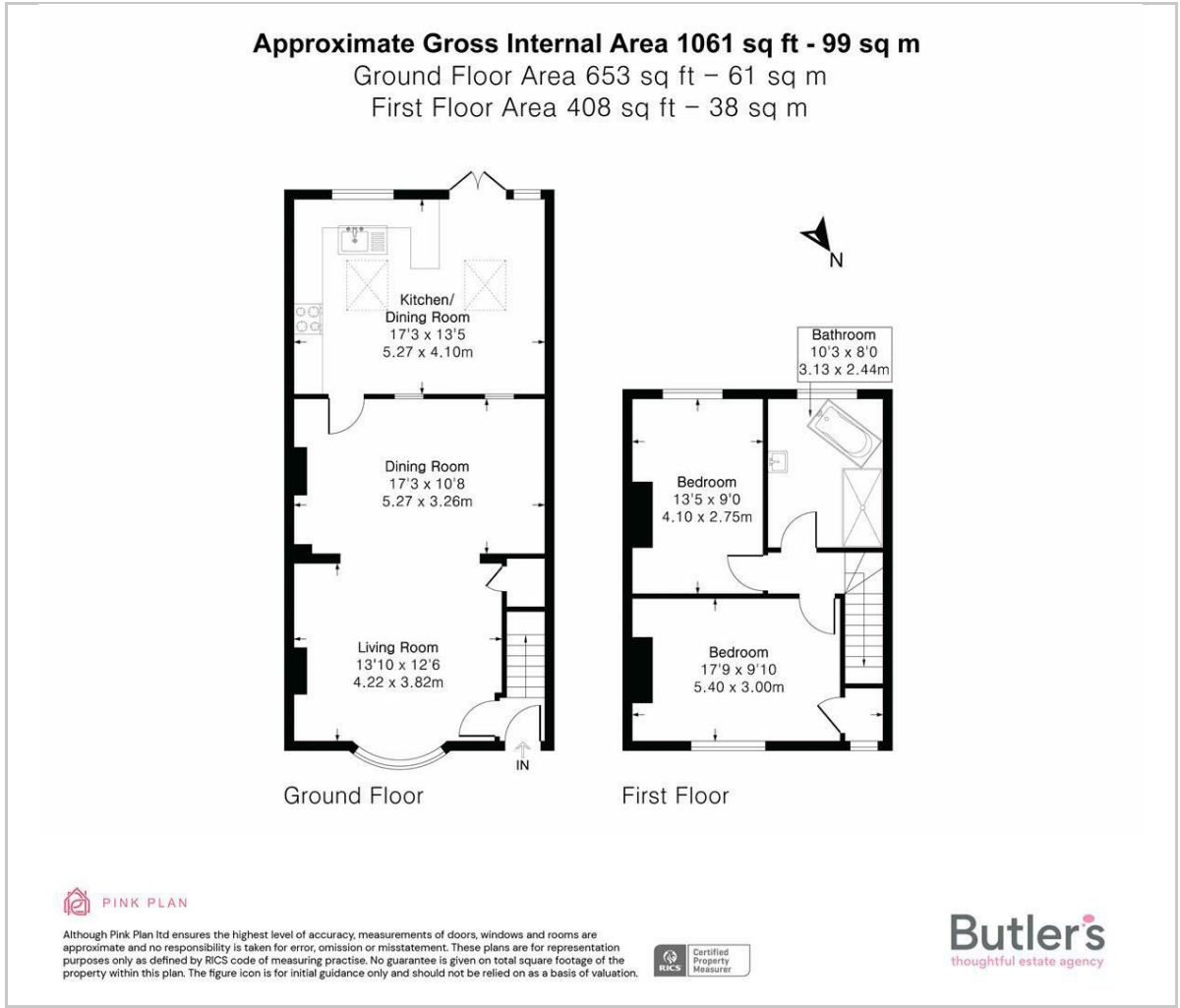
Rear Garden



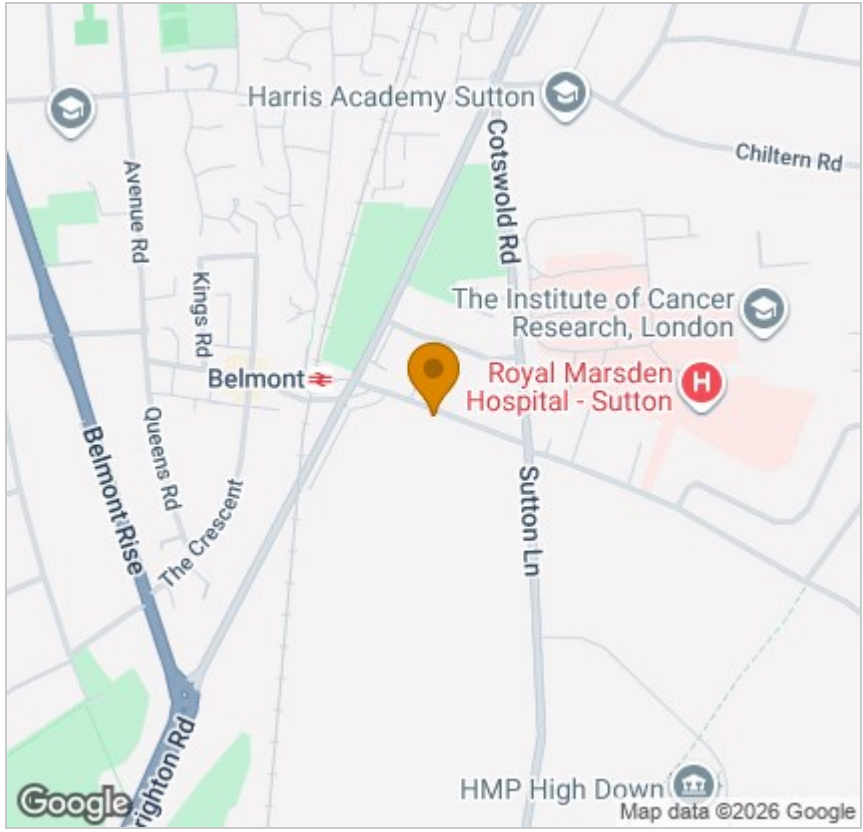




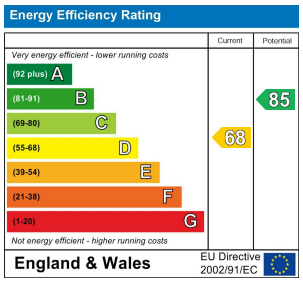
Floor Plan

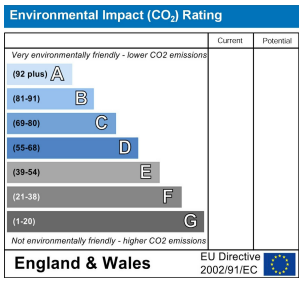


Area Map



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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