

# Butler's

thoughtful estate agency



Camden Road  
Sutton, SM1 2RE  
Asking price £500,000



# Camden Road, Sutton, SM1 2RE

This modern build, end of terrace home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location. Have you ever dreamed of living in a quiet development, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton Mainline/West stations provide quick links into the City, so you can be into London in well under an hour. Despite all of this, sitting in your generously sized 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 even have a few friends over when the work is done. Within the home, you'll appreciate the opportunity to create a space that is bespoke for you and your family. Inside, the layout of the ground floor currently offers a huge amount of versatility, with two reception rooms, kitchen and cloakroom. Upstairs, there is space in abundance, with three bedrooms, it will be a tough choice about which one to make your own. Finishing off the house internally is a bathroom serving all the rooms. On the outside there is a carport - with the bonus of a front garden flanked by additional off street parking to the front.



## GROUND FLOOR

### Hallway

Living Room  
13'6 x 11'4 (4.11m x 3.45m)

Dining Room  
9'6 x 6'9 (2.90m x 2.06m)

Kitchen  
11'9 x 7'3 (3.58m x 2.21m)

Cloakroom  
5'4 x 2'6 (1.63m x 0.76m)

## FIRST FLOOR

### Landing

Bedroom  
12'10 x 8'7 (3.91m x 2.62m)

Bedroom  
12'7 x 8'6 (3.84m x 2.59m)

## Bedroom

7'4 x 6' (2.24m x 1.83m)

## Bathroom

7'2 x 6' (2.18m x 1.83m)

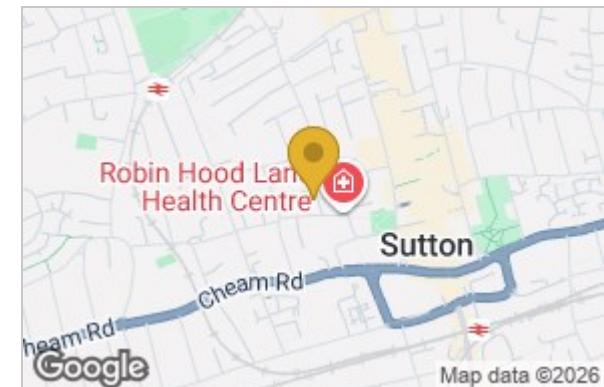
## OUTSIDE

### Rear Garden

### Carport

### Parking

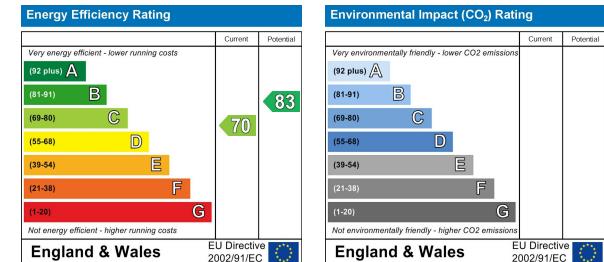
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.