
Butler's
thoughtful estate agency
Robin Hood Lane
Sutton, SM1 2SD
Guide price £750,000
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Robin Hood Lane, Sutton, SM1 2SD

A rare opportunity to secure a handsome five-double-bedroom semi-detached family home, offering nearly 1,700 sq. ft. of accommodation across three floors. Set in a highly desirable position on Robin Hood Lane and offered with no onward chain, this substantial property is bursting with potential for its next owners to make it their own.
The location is a real highlight. Tucked away in arguably one of the most coveted spots on this well-regarded road, you'll enjoy a peaceful setting while remaining close to excellent schools, transport links and town centre amenities. Whether it's the morning school run, commuting to work or heading out for dinner, everything you need is conveniently close by.
Lovingly occupied by the current owners for well over 30 years, the house provides a wonderfully versatile layout ideal for growing families. The generous kitchen/diner overlooks the rear garden and opens onto a veranda, creating a lovely space for everyday meals and entertaining. The spacious living room is equally inviting, with high ceilings and a characterful bay window bringing in plenty of natural light.
Across the upper floors are five well-proportioned bedrooms and two bathrooms, giving everyone room to spread out. Whether you need bedrooms for the children, guest accommodation or a dedicated home office, there is flexibility to adapt the space as your needs change. The biggest challenge may be deciding who gets which bedroom!
Outside, a driveway to the front provides ample off-street parking, while the large rear garden is a fantastic space to enjoy sunny days. Picture summer gatherings on the patio, quiet afternoons outdoors and plenty of lawn for the children to play.
With its generous proportions, sought-after location, exciting scope to personalise and the added advantage of no onward chain, this is a home with all the ingredients for a wonderful next chapter. Come and see the potential for yourself!





GROUND FLOOR

Hallway

Living Room
14'10 x 14'4 maximum (4.52m x 4.37m maximum)

Kitchen/Dining Room
21'9 x 14'8 (6.63m x 4.47m)

FIRST FLOOR

Landing

Bedroom
13'5 x 11'11 (4.09m x 3.63m)

Bedroom
13'5 x 11'9 (4.09m x 3.58m)

Bedroom
9'10 x 8'9 (3.00m x 2.67m)

Bathroom
9'10 x 6'11 (3.00m x 2.11m)

Separate W/C

SECOND FLOOR

Bedroom
19'8 x 14'2 maximum (5.99m x 4.32m maximum)

Bedroom
19'8 x 10'5 (5.99m x 3.18m)

Shower Room
9'1 x 6'2 (2.77m x 1.88m)

OUTSIDE

Driveway

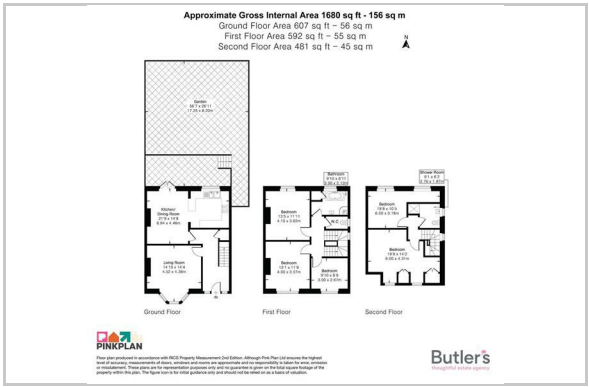
Veranda

Rear Garden

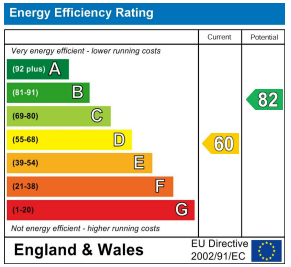
Area Map

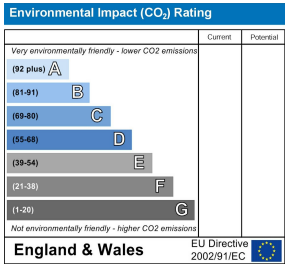


Floor Plan



Energy Efficiency Graph





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