

# Butler's

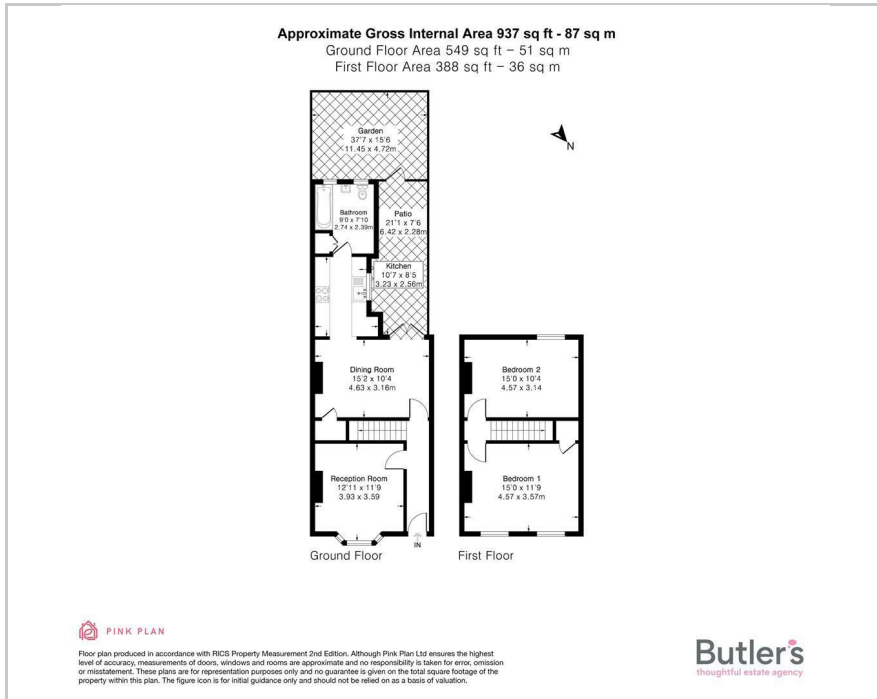
thoughtful estate agency



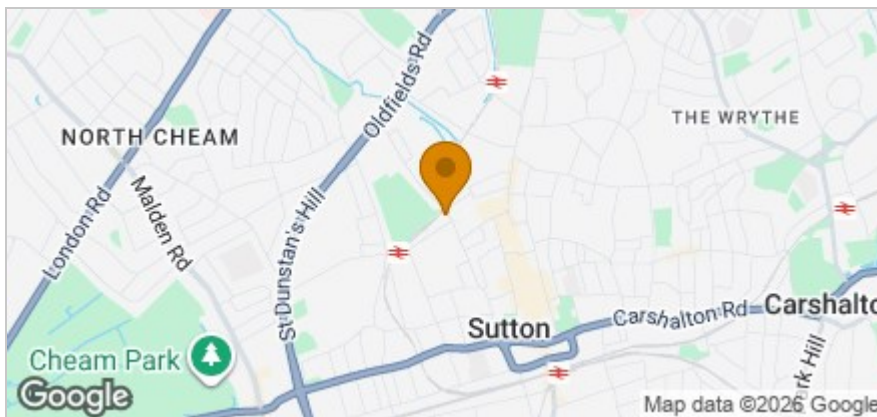
Collingwood Road, Sutton, SM1 2QN  
Guide price £415,000



## Floor Plan



## Area Map



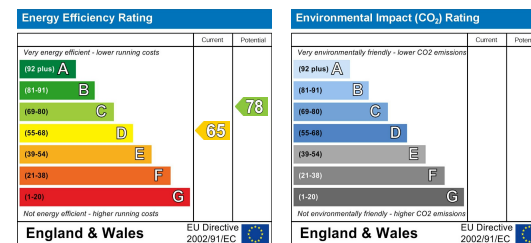
## Accommodation

- Wonderful 2 double bedroom period home
- NO ONWARD CHAIN
- Two spacious reception rooms
- Kitchen with ample workspace and utility area
- Side patio and mature rear garden
- Ground floor bathroom
- Central location, close to amazing schools
- Close to high street and excellent transport links

## 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.

## 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)