


Butler's

thoughtful estate agency

Manor Lane, Sutton, SM1 4AR

Guide price £550,000

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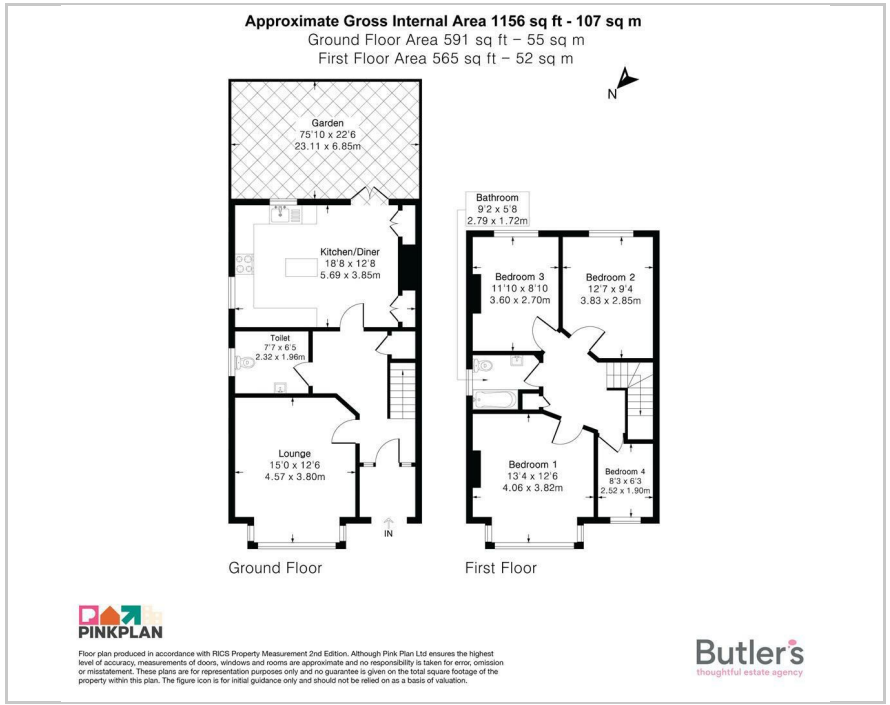
## Floor Plan




## Area Map



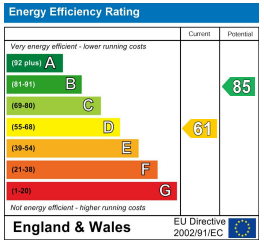

## Accommodation

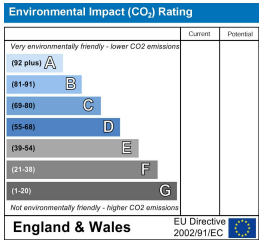
- 4 bedroom semi-detached period house
- Boasting good proportions & period features
- In need of some remedial work but brimming with potential
- Spacious kitchen/diner to rear
- Well-proportioned living room with bay window
- Driveway to front
- Level rear garden
- Close Sutton mainline station & High Street
- Next to Sutton Grammar, near Manor Park Primary & other excellent schooling
- First floor family bathroom & ground floor cloakroom

## 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







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