

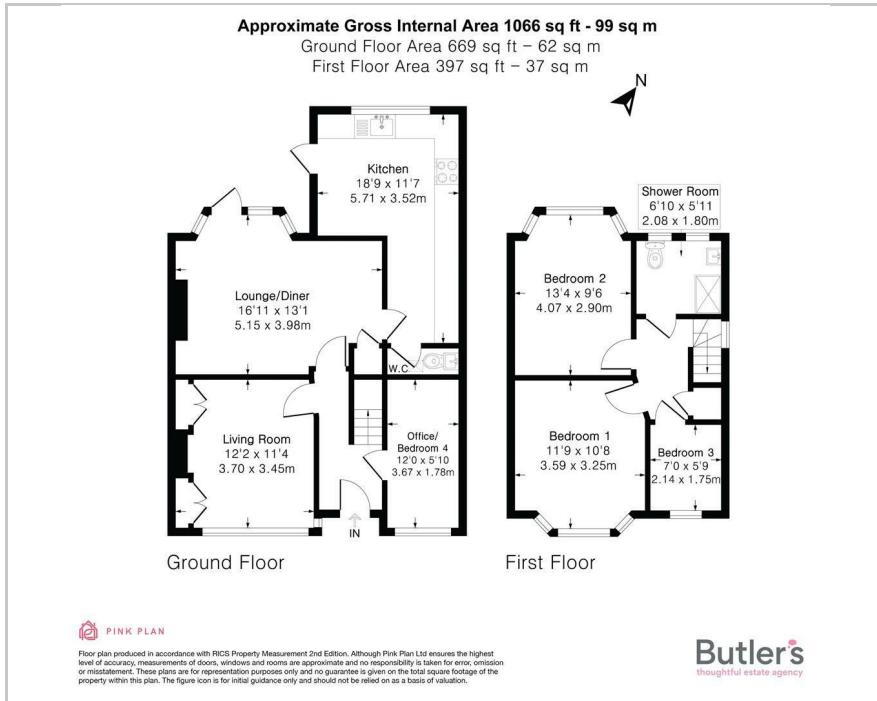
# Butler's

thoughtful estate agency

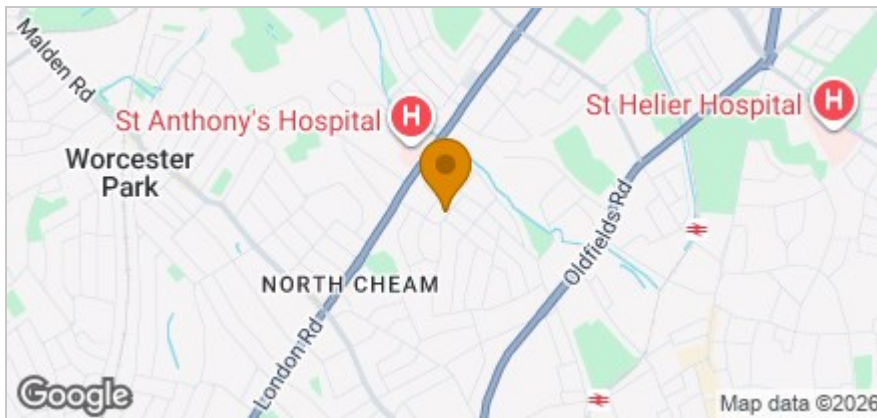


Henley Avenue, Sutton, SM3 9SG  
Guide price £700,000

## Floor Plan



## Area Map



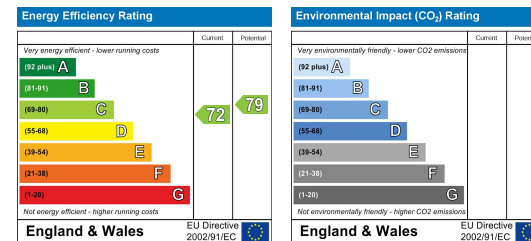
## Accommodation

- Extended 4 bedroom semi-detached house
- Offered in excellent order throughout
- Large kitchen/breakfast room
- Two further spacious reception rooms
- Level, landscaped rear garden
- Ground floor bedroom/study
- Modern kitchen, shower & cloakrooms
- Driveway to front
- Close to outstanding schooling, amenities & transport links
- Potential to further extend - subject to the relevant consents

## Viewing

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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