

Butler's
thoughtful estate agency

Oldfields Road
Sutton, SM1 2NB
Guide price £350,000

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Oldfields Road, Sutton, SM1 2NB

Whether you're taking your first step onto the property ladder, looking to downsize or simply searching for a home that offers a little more, Oldfields Road could be just what you've been waiting for. Positioned in a highly convenient location, the property offers the perfect opportunity for those wanting to enjoy everything Sutton has to offer, with local shops, amenities and excellent transport links all within easy reach. It's a location that makes everyday life that little bit easier, whether you're commuting, heading out for a bite to eat or simply popping to the shops.
The spacious lounge provides plenty of room to relax and unwind, with ample space for a dining table, making it equally suited to cosy evenings in or entertaining family and friends. The kitchen offers a good amount of workspace and storage, providing everything you need for everyday living.

One of the real highlights of this home is the private garden. Whether it's enjoying your morning coffee in the sunshine, a spot of gardening or entertaining friends during the warmer months, having your own outdoor space is a fantastic addition, particularly for a property of this style.
And what about the location? Well, you're wonderfully positioned for everyday convenience. Sutton's bustling High Street is within easy reach, offering an excellent selection of shops, supermarkets, restaurants and cafés, whilst Sutton Common railway station provides convenient connections towards Central London and beyond.

Practicality hasn't been overlooked either, with the added benefits of a garage en-bloc and allocated parking, two features that make this home even more appealing.





GROUND FLOOR

Lounge
14'3 x 13'00 (4.34m x 3.96m)

Kitchen
10'5 x 7'10 (3.18m x 2.39m)

Bedroom
11'11 x 10'05 (3.63m x 3.18m)

Bedroom
11'11 x 7'3 (3.63m x 2.21m)

OUTSIDE

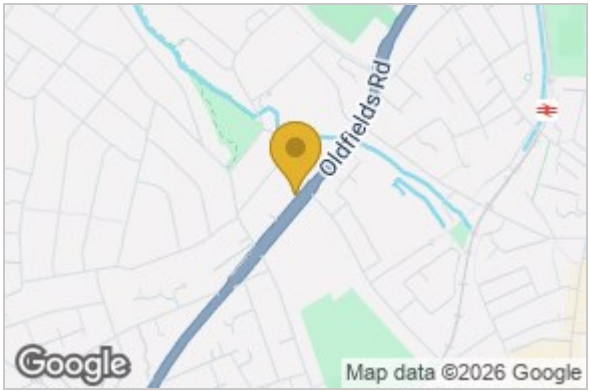
Front Garden

Rear Garden

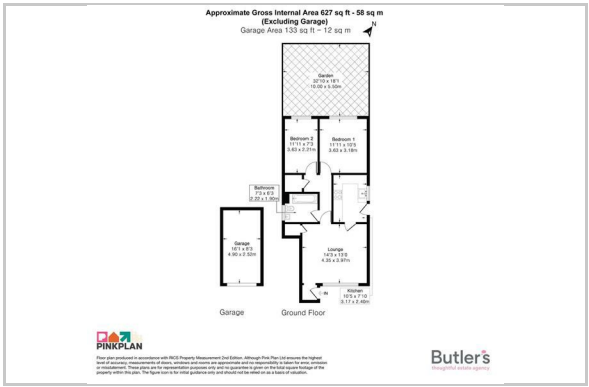
Garage

Allocated Parking

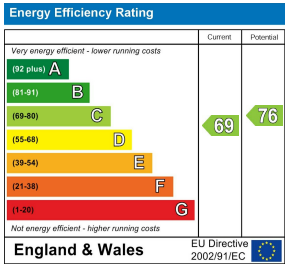
Area Map

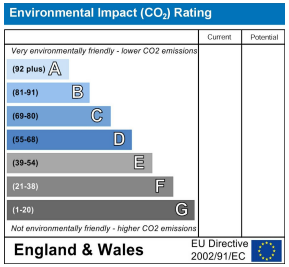


Floor Plan



Energy Efficiency Graph





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18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: sutton@butlershomes.co.uk butlershomes.co.uk