

# Butler's

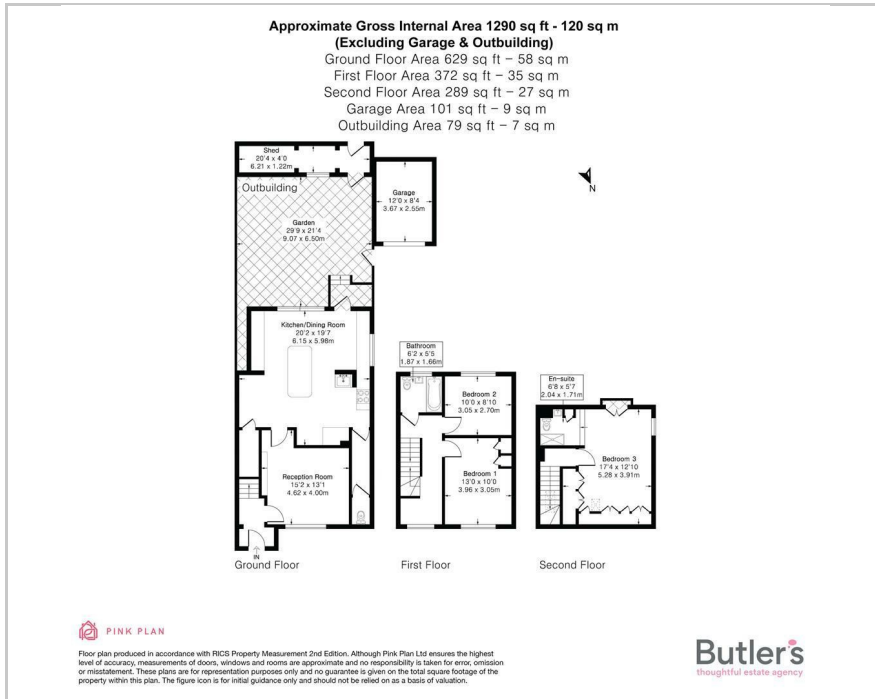
thoughtful estate agency



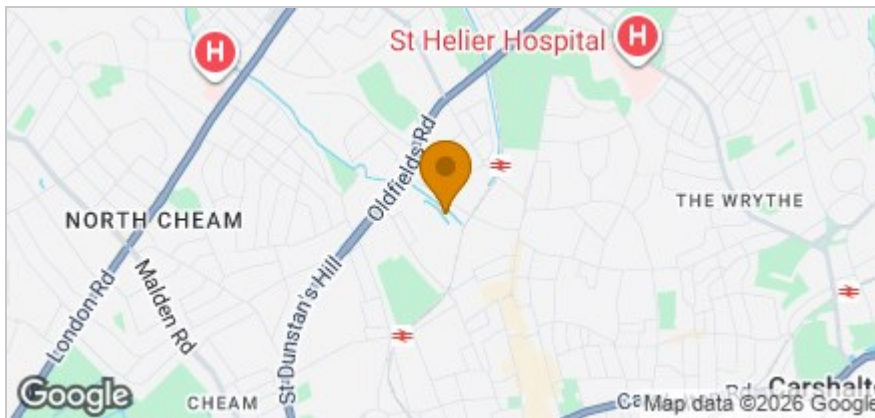
Sunnyhurst Close, Sutton, SM1 2PT  
Guide price £550,000



## Floor Plan



## Area Map



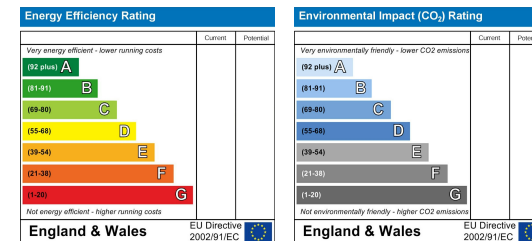
## Accommodation

- EXTENDED 3 double bedroom family home
- Amazing kitchen/diner running across the rear of the house
- Driveway, garage & outbuilding
- Loft conversion with en-suite & fabulous views
- Low maintenance rear garden
- Quiet & desirable cul-de-sac location
- Kitchen store room and a toilet serving every floor
- Close to excellent schooling, transport links & amenities
- Air-conditioning running through the majority of the house including all bedrooms
- Loft space in kitchen area

## 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.

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