

Butler's

thoughtful estate agency



Lymescote Gardens
Sutton, SM1 2PN

Guide price £600,000



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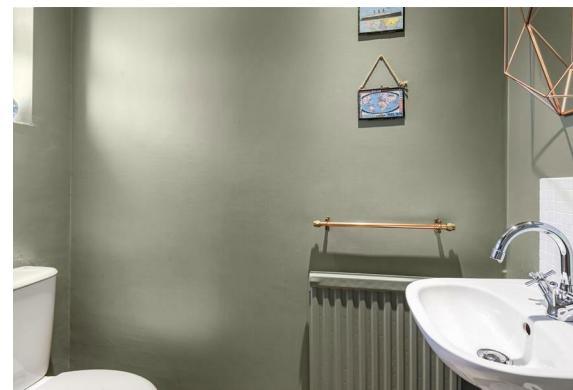
Positioned in one of Sutton's most quiet & convenient roads, this lovely home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Lymescote Gardens will surpass your expectations, as it's just a short distance to Sutton, with you having excellent schooling close by. Sutton Common is a just few minutes away, providing quick links into the City - you can be from your sofa to London in under an hour.

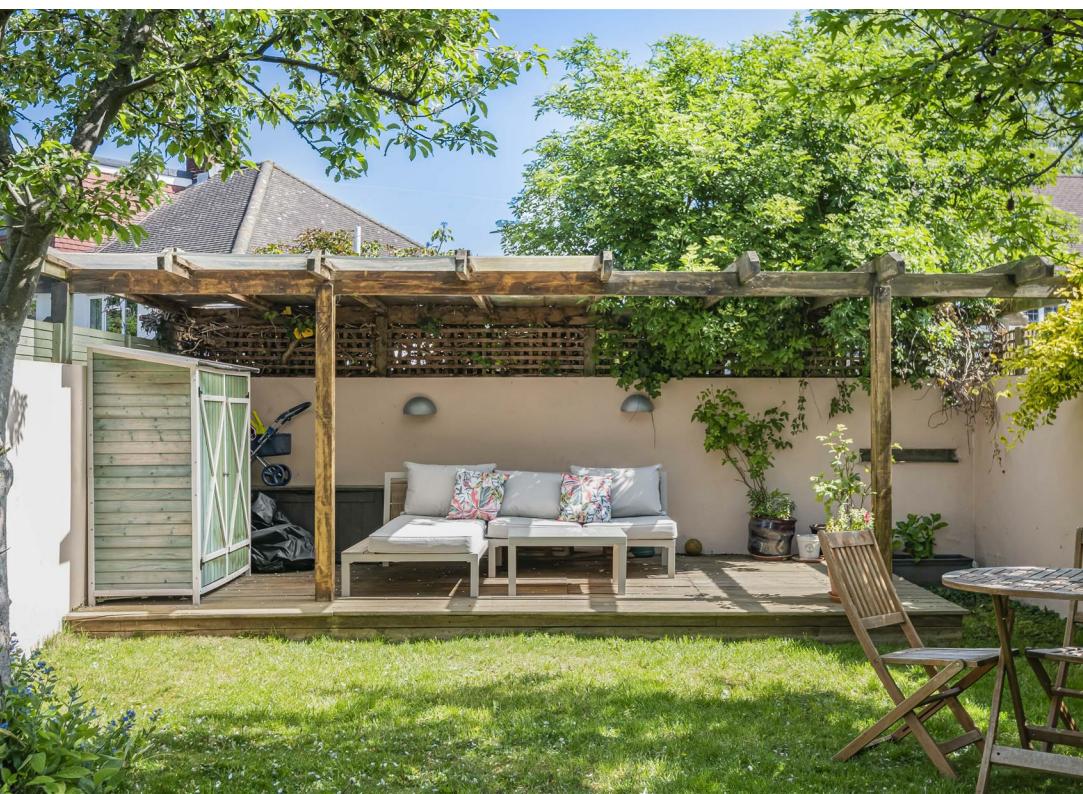
Despite all of this, looking onto your fabulous rear garden, you'd be forgiven for thinking you were holiday - a serene & tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home the house has a fantastic 'feel' with the current sellers having updated the property throughout their ownership, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. The bathroom is also a real joy, with a separate bath & shower.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the fantastic family area that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely, modern kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

But there's more! There is the bonus of a garden room with a vaulted ceiling, perfect for a standalone dining space, to work in or even to use as a play room for the kids. Outside, to the front of the property you'll also love the convenience of your very own driveway providing off street parking.

GROUND FLOOR





Hallway

Living Room
14' x 11'11 (4.27m x 3.63m)

Dining Area
11'11 x 11'7 (3.63m x 3.53m)

Kitchen
8'8 x 7'1 (2.64m x 2.16m)

Garden Room
15'8 x 9'1 (4.78m x 2.77m)

Cloakroom
6'3 x 2'9 (1.91m x 0.84m)

FIRST FLOOR

Landing

Bedroom
13'2 x 11'5 maximum (4.01m x 3.48m maximum)

Bedroom
11'9 x 10'4 (3.58m x 3.15m)

Bedroom
8'9 x 6'6 (2.67m x 1.98m)

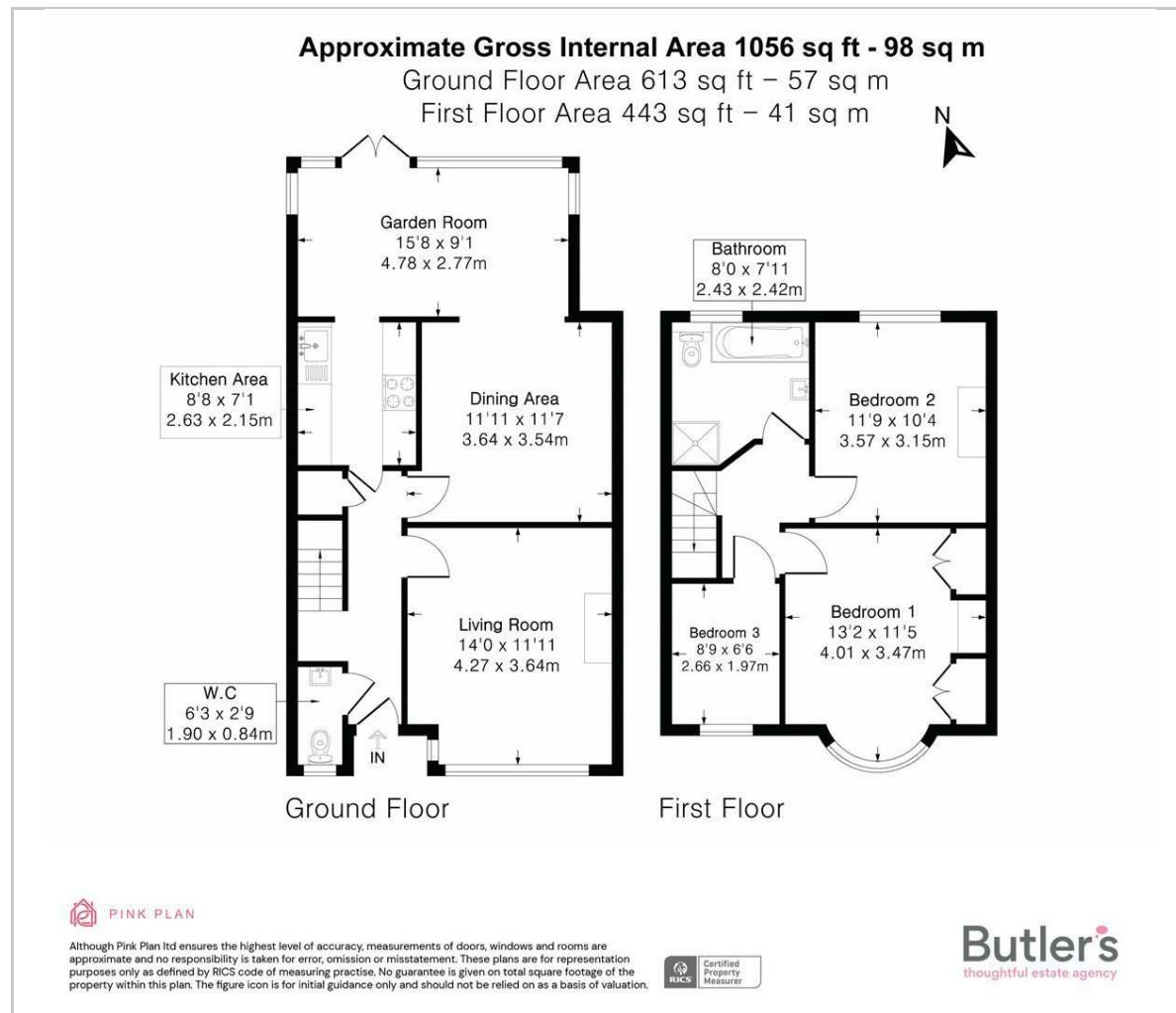
Bathroom
8' x 7'11 maximum (2.44m x 2.41m maximum)

OUTSIDE

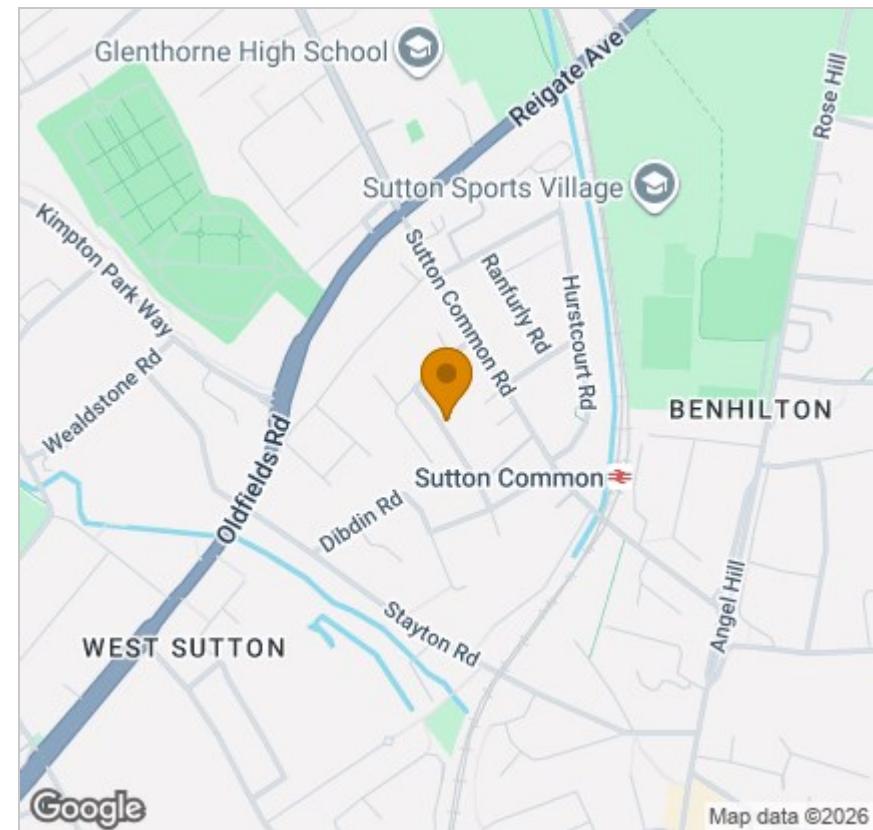
Driveway

Rear Garden

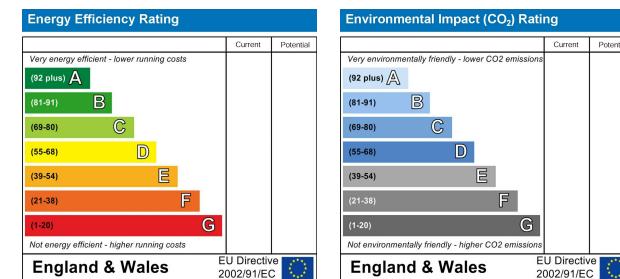
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Butler's Sales Office on 020 39 170 160
if you wish to arrange a viewing appointment for this property or require further information.

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