

# Butler's

thoughtful estate agency



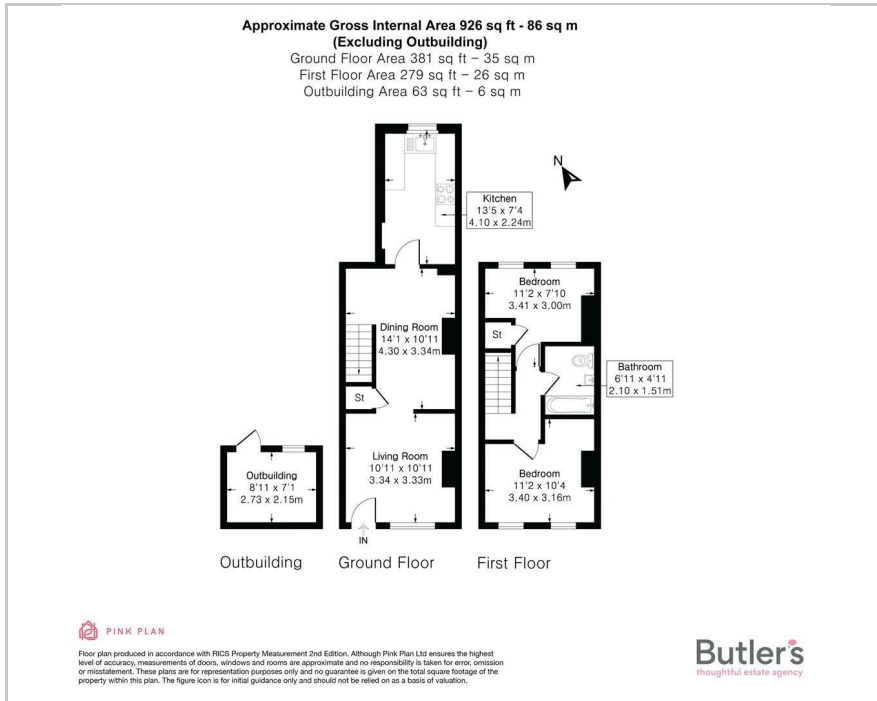
Yale

Butler's  
I'm for sale  
0203 970 160  
Subscribers only

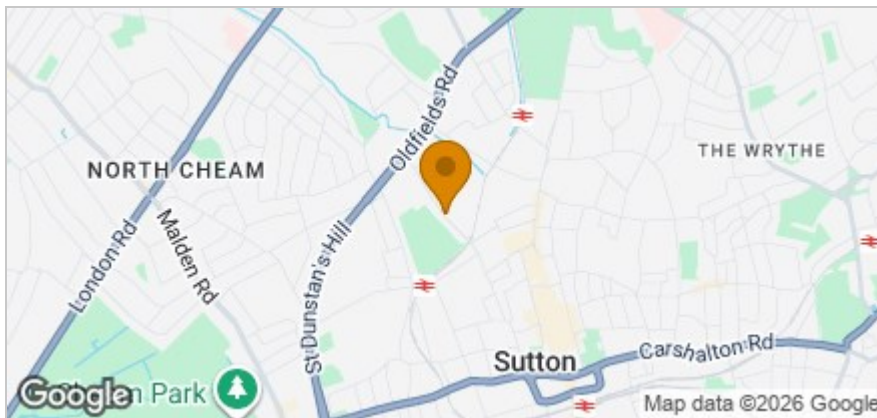
Collingwood Road, Sutton, SM1 2NX  
Guide price £425,000

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## Floor Plan

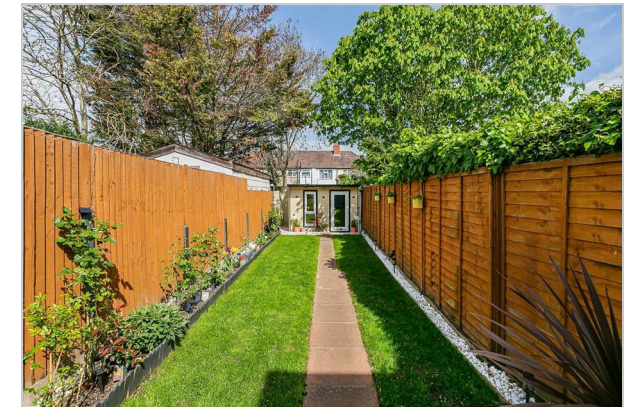


## Area Map



## Accommodation

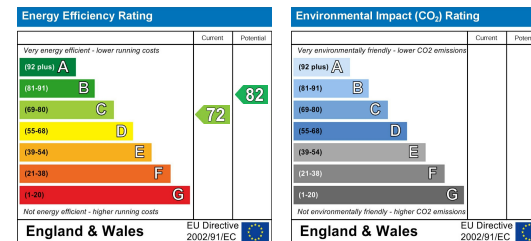
- GUIDE PRICE £425,000 - £450,000
- Fantastic 2 bedroom terraced house
- Offered in excellent order throughout
- 2 Reception rooms
- Modern kitchen & bathroom
- Level rear garden
- Extremely close to excellent local schooling, transport links & amenities
- Garden with outbuilding



## 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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