

# Butler's

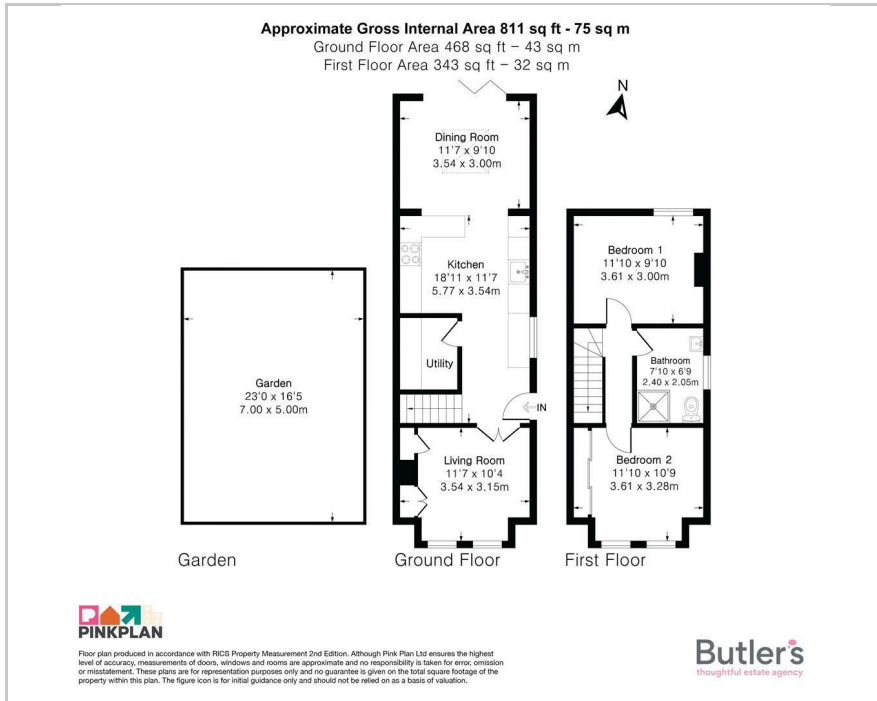
thoughtful estate agency



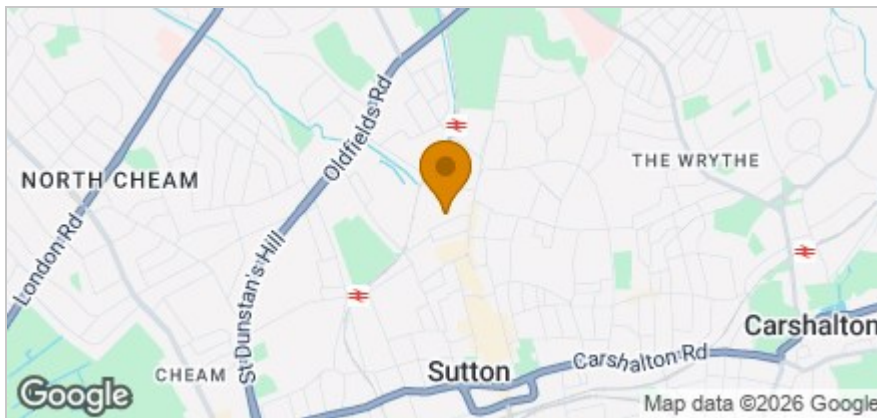
Vicarage Road, Sutton, SM1 1QN  
Guide price £475,000



## Floor Plan



## Area Map



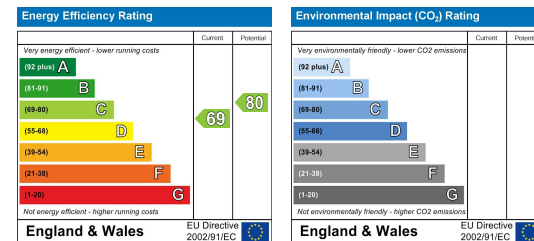
## Accommodation

- GUIDE PRICE £475,000 - £500,000
- Stunning 2 bedroom semi-detached home
- Completely refurbished and remodeled throughout
- NO ONWARD CHAIN
- Extended to rear with bi-fold doors and skylight
- High quality kitchen with separate utility room
- Exquisite bathroom with walk-in shower
- Outstanding fit & finish with quality carpentry running throughout
- Landscaped low maintenance rear garden
- Quiet, centrally located road close to excellent schooling, transport links & amenities

## 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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