

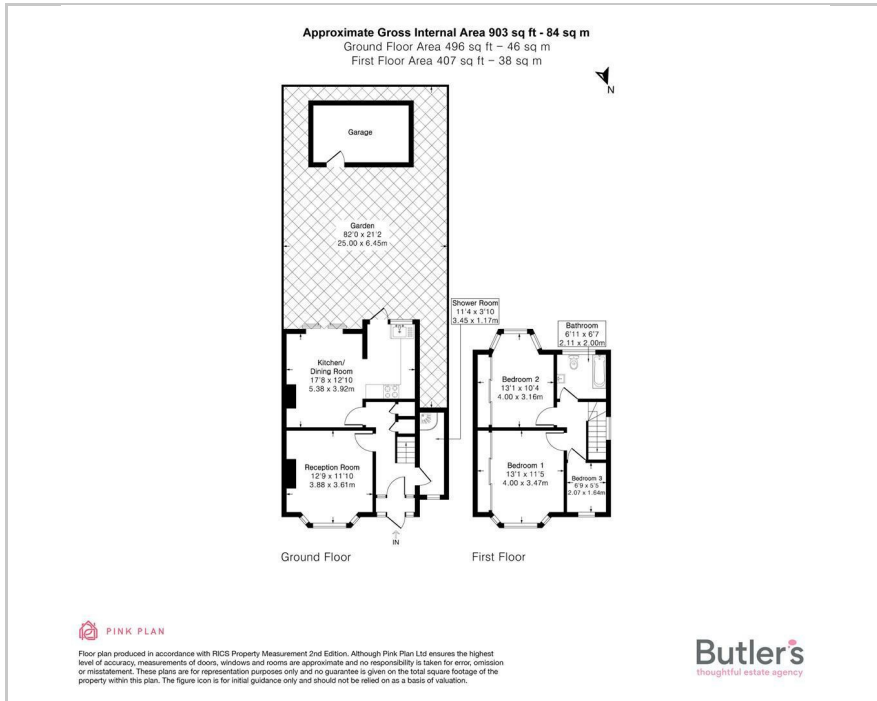
Butler's  
thoughtful estate agency



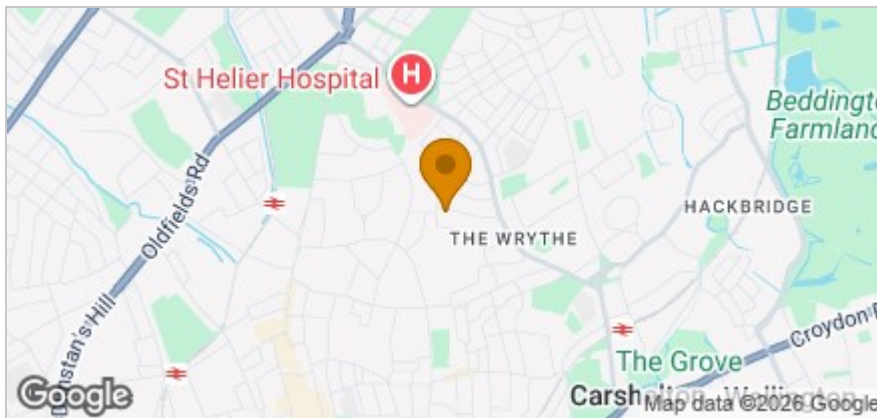
Connaught Road, Sutton, SM1 3PJ  
Guide price £500,000

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## Floor Plan



## Area Map



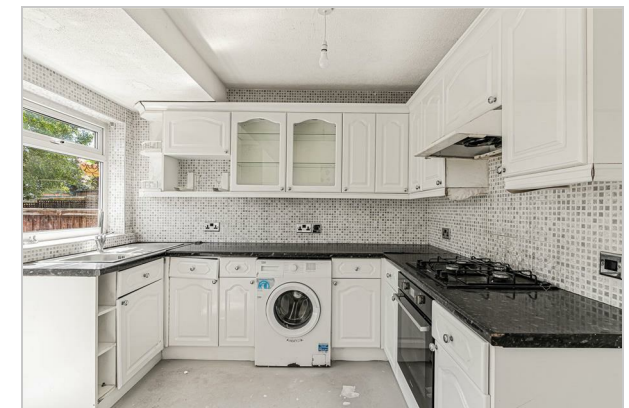
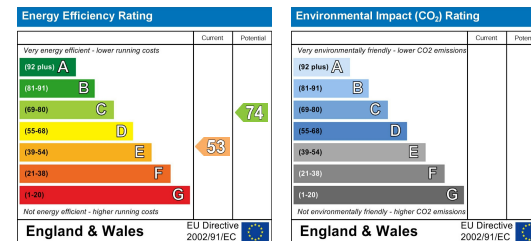
## Accommodation

- GUIDE PRICE £500,000 - £550,000
- 3 bedroom semi-detached house
- NO ONWARD CHAIN
- Semi-open plan kitchen/diner
- Downstairs shower room
- Front driveway and garage located to the rear
- Potential to extended to rear and into the loft - subject to the relevant permissions
- Near 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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)