

# Butlers

thoughtful estate agency



Kingsley Avenue  
Sutton, SM1 3RF  
Guide price £680,000



# Kingsley Avenue, Sutton, SM1 3RF

GUIDE PRICE £680,000 - £700,000 Positioned in one of Sutton's most convenient residential locations, 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? Kingsley Avenue will surpass your expectations, as it's just a short distance to either Sutton & Carshalton, with you having excellent schooling close by. Sutton Mainline & Carshalton stations provide quick links into the City - you'll be from your sofa and into the city in under an hour. Despite all of this, sitting on the patio overlooking your large, level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy the sunshine or have a few friends over. Inside, the house is offered in fantastic condition, with a wonderful layout due to a previous extension, 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. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous lounge/diner is great for entertaining, which leads to a conservatory, so get together and dinner parties will be a breeze - something you've probably been dreaming of for some time now if you are upsizing. If we're on the money with the latter, the modern kitchen/breakfast room 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. There is even a cloakroom and a double bedroom (or what could be a study) on the ground floor, if you work from home. Outside, the aforementioned garden is perfect for the kids, whilst to the front you'll love the convenience of your very own driveway.



## GROUND FLOOR

Hallway

Living/Dining Room  
22'7 x 12'6 (6.88m x 3.81m)

Conservatory  
10'10 x 10'8 (3.30m x 3.25m)

Kitchen/Breakfast Room  
13'4 x 12'11 (4.06m x 3.94m)

Bedroom 4/Office  
17'6 x 6'9 (5.33m x 2.06m)

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
12'2 x 10'9 into bay (3.71m x 3.28m into bay)

Bedroom

10'10 x 9'11 (3.30m x 3.02m)

Bedroom

8'4 x 6'6 (2.54m x 1.98m)

Family Bathroom

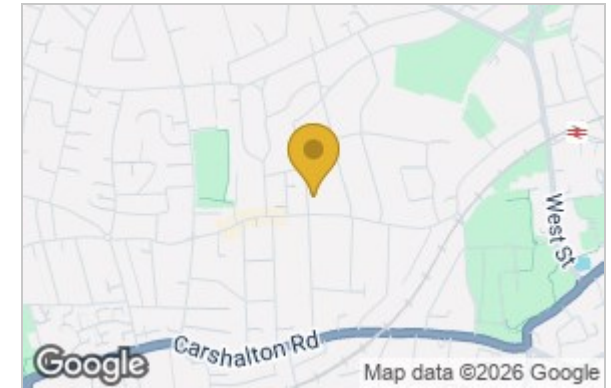
8'3 x 6'8 maximum (2.51m x 2.03m maximum)

OUTSIDE

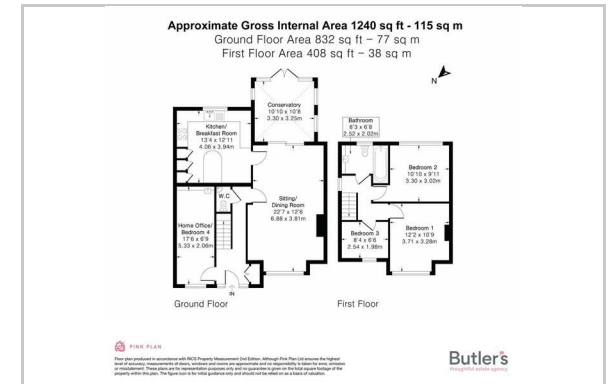
Large Driveway

Rear Garden

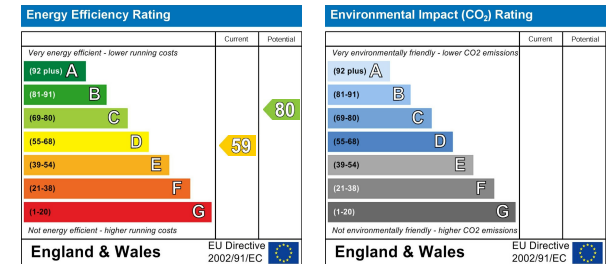
## Area Map



## Floor Plan



## Energy Efficiency Graph



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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)