

# Butler's

thoughtful estate agency



William Road  
Sutton, SM1 4QT  
Offers over £500,000



# William Road, Sutton, SM1 4QT

Having been extensively refurbished throughout, this incredible house has so much to offer, both inside and out.

Location wise, this conveniently located home is just a short walk into Sutton, with you having outstanding schooling and fabulous amenities on your doorstep. Sutton Mainline station is also close by, providing quick links into the City in under half an hour.

Despite all of this, sitting in your lovely landscaped garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over, with you firing up the barbecue, whilst the kids play on the lawn.

Inside your home, you can't fail to be amazed by the amount of work the current sellers have gone to, having remodeled the property from top to bottom, meaning you can just pack your bags and move straight in.

You'll be spoilt for choice with three generously proportioned bedrooms and 2 bathrooms for maximum convenience, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed.

There are three fabulous, spacious, reception areas that are perfect for get-togethers and dinner parties, offering a truly social element to everyday living, something you've probably been dreaming of for some time now!

If we're on the money with the latter, the fantastic contemporary 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.

You won't want to miss out on this special one of kind home, a truly remarkable house that you'll instantly fall for!



## GROUND FLOOR

### Hallway

### Living Room

11'8 x 11'2 (3.56m x 3.40m)

### Reception

10'6 x 9'10 (3.20m x 3.00m)

### Kitchen

10 x 7'9 (3.05m x 2.36m)

### Dining Room

7'1 x 6'1 (2.16m x 1.85m)

### Utility Area

7'1 x 3' (2.16m x 0.91m)

### Bathroom

6'11 x 5'7 (2.11m x 1.70m)

## FIRST FLOOR

### Landing

### Bedroom

11'8 x 11'2 (3.56m x 3.40m)

### Bedroom

10'7 x 9'9 (3.23m x 2.97m)

### Bedroom

9' x 7'2 (2.74m x 2.18m)

### Shower Room

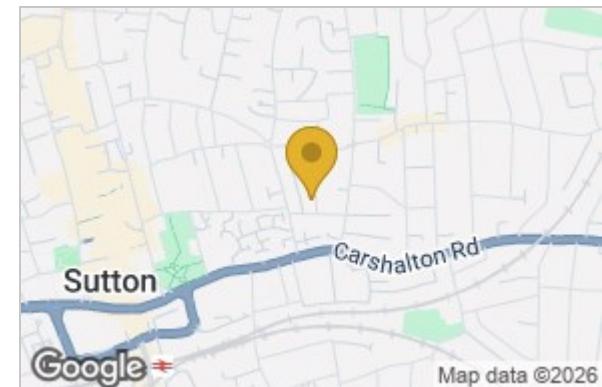
7'10 x 2'11 (2.39m x 0.89m)

## OUTSIDE

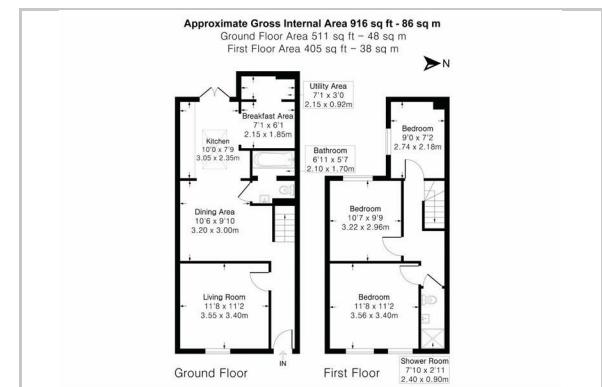
### Front Garden

### Rear Garden

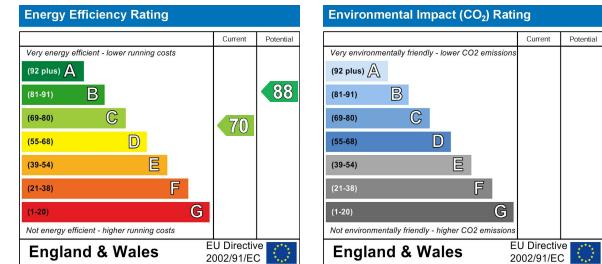
## Area Map



## Floor Plan



## Energy Efficiency Graph



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