

Butler's

thoughtful estate agency



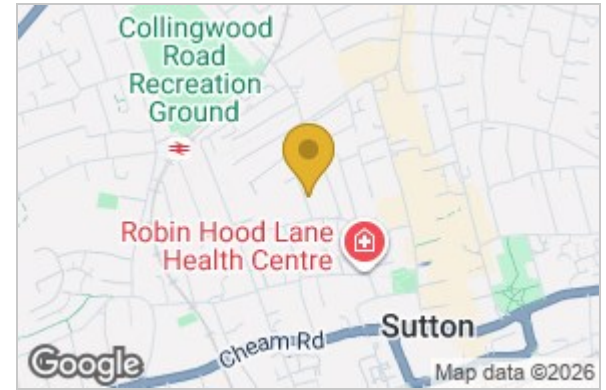
Strathearn Road
Sutton, SM1 2RS
Guide price £500,000



Strathearn Road, Sutton, SM1 2RS

GUIDE PRICE £500,000 - £525,000. NO ONWARD CHAIN. Nestled in one of Sutton's most convenient roads, this wonderful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Strathearn Road will surpass your expectations, as it's just a quick stroll into the high street, with you having excellent schooling and both West Sutton & Sutton Mainline Stations close by. Despite all of this, sitting on the decking looking over your rear 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 even have a few friends over. Inside this home, the property is in the sort of condition for you to just pack your bags and move straight in. Hybrid work? If so, we have great news for you. The open plan layout of the ground floor offers a huge amount of versatility, so your living room can incorporate a desk or dining table or can even use the utility room as your own personal space if need be to give you that work/life balance. Holding get togethers or dinner parties will also be a breeze in this wonderful house, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely, modern 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. Upstairs, this house doesn't let you down; with three great sized bedrooms, there will be a tough choice about which one to make the kids rooms. Finishing off this lovely home is a modern bathroom and an additional downstairs shower room serving each floor, certainly convenient for when you have guests around to visit.

Area Map



GROUND FLOOR

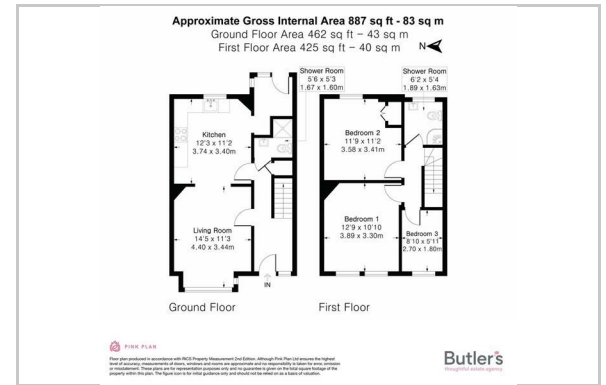
- Hallway
- Living Room
14'5 x 11'3 (4.39m x 3.43m)
- Kitchen
12'3 x 11'2 (3.66m/0.91m x 3.40m)
- Shower Room
5'6 x 5'3 maximum (1.68m x 1.60m maximum)
- Utility Room
8'2 x 5'5 (2.49m x 1.65m)

- Bedroom 2
11'9 x 11'2 (3.58m x 3.40m)
- Bedroom 3
8'10 x 5'11 (2.69m x 1.80m)
- Shower Room
6'2 x 5'4 (1.88m x 1.63m)
- OUTSIDE
- Rear Garden

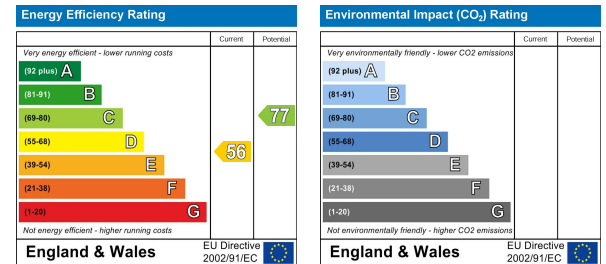
FIRST FLOOR

- Landing
- Bedroom 1
12'9 x 10'10 (3.89m x 3.30m)

Floor Plan



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.