
Butler's
thoughtful estate agency
Pylbrook Road
Sutton, SM1 1QZ
Guide price £425,000
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Pylbrook Road, Sutton, SM1 1QZ

GUIDE PRICE £425,000 - £440,000 This charming 2 bedroom home really is a light and airy house that has been well looked after over the years, yet still offers enough scope to really put down your own mark. It has all the space you could wish for, especially if you love to entertain your friends and family. Location-wise it couldn't get any better. Set within a quiet road, yet in a highly convenient central position, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to the High Street and also going for walks in the green open spaces close by, all of which will enhance your quality of life. Inside Pylbrook Road, the living room is a fabulous space for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. Breakfast ready, you'll be sitting down with your loved ones, looking forward to the day ahead. The kitchen is the real heart of the home, with a generous amount of workspace to really cook up a storm in, which in turn gives access to the conservatory. There is even a second reception room that is currently being used a bedroom. Upstairs, the bedrooms will truly impress in what are great proportions, with lots of space for your wardrobes in each room. All the rooms are then served by the modern bathroom. Finally, when it's time to get outside into the fresh air, you'll love the private garden and side access that is a huge bonus for a property in this price range!





GROUND FLOOR

Porch

Living/Dining Room
16'10 x 15' maximum (5.13m x 4.57m maximum)

Reception Room (currently being used as a bedroom)
9'7 x 8'9 (2.92m x 2.67m)

Kitchen
12'5 x 5'3 (3.78m x 1.60m)

Conservatory
11'9 x 8'7 (3.58m x 2.62m)

FIRST FLOOR

Landing

Bedroom
15' x 10'11 (4.57m x 3.33m)

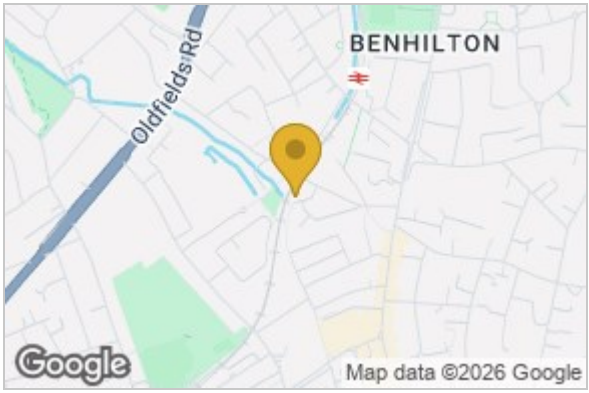
Bedroom
12'5 x 9'9 (3.78m x 2.97m)

Bathroom
8'10 x 5'2 (2.69m x 1.57m)

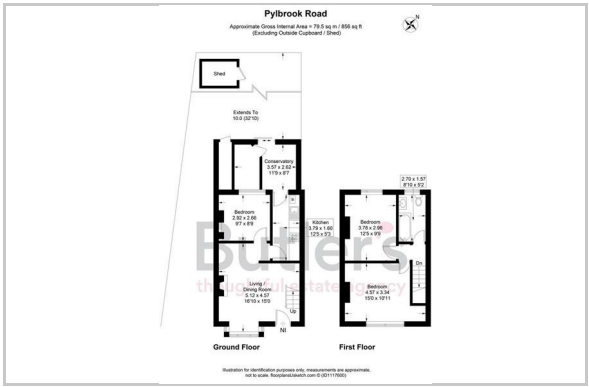
OUTSIDE

Rear Garden

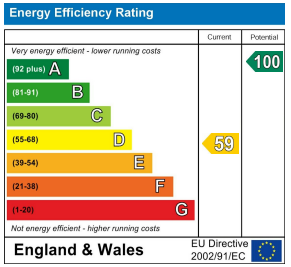
Area Map

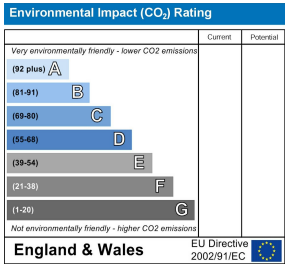


Floor Plan



Energy Efficiency Graph





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