

Butler's

thoughtful estate agency



Munslow Gardens
Sutton, SM1 3RN

Guide price £625,000

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GUIDE PRICE £625,000 - £650,000 SIMPLY STUNNING! Nestled in an extremely desirable development, this amazing, extended, end of terrace family home has so much to offer, both inside and out. It's situated in such a fabulous location, being in a quiet cul-de-sac that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with transport links such as buses and Sutton Mainline/Common stations providing quick links into the City - you can be from your sofa to London in under an hour.

Sitting in your contemporary living space overlooking your level rear garden, you will appreciate that this a fabulous place for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the incredible amount of work the property has had over the current sellers' ownership, meaning you can just pack your bags and move straight in. The ground floor is a flowing, semi-open plan layout, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, family get-togethers, dining and even for when you work from home. If you like to entertain, the 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.

Upstairs, this house certainly doesn't let you down; with 4 well-proportioned bedrooms and two bathrooms (one en-suite), there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the sumptuous master encompasses most of the first floor and has a boutique hotel feel, with elevated views and fitted wardrobes.

Finishing off this lovely home is a cloakroom on the ground floor serving the property, and the bonus of parking on the driveway to the front of the house. So, if you are looking to buy and want a house that really is the complete package, look no further than Munslow Gardens!





GROUND FLOOR

Hallway

Living/Dining Room
23'4 x 14' (7.11m x 4.27m)

Kitchen/Breakfast Room
15'9 x 7'5 (4.80m x 2.26m)

Cloakroom

FIRST FLOOR

Bedroom
16'6 x 14'2 maximum (5.03m x 4.32m maximum)

Bedroom
8'5 x 7'7 (2.57m x 2.31m)

SECOND FLOOR

Bedroom
15'9 x 7'5 (4.80m x 2.26m)

En-Suite
5'3 x 5'2 (1.60m x 1.57m)

Bedroom
14'2 x 12'1 (4.32m x 3.68m)

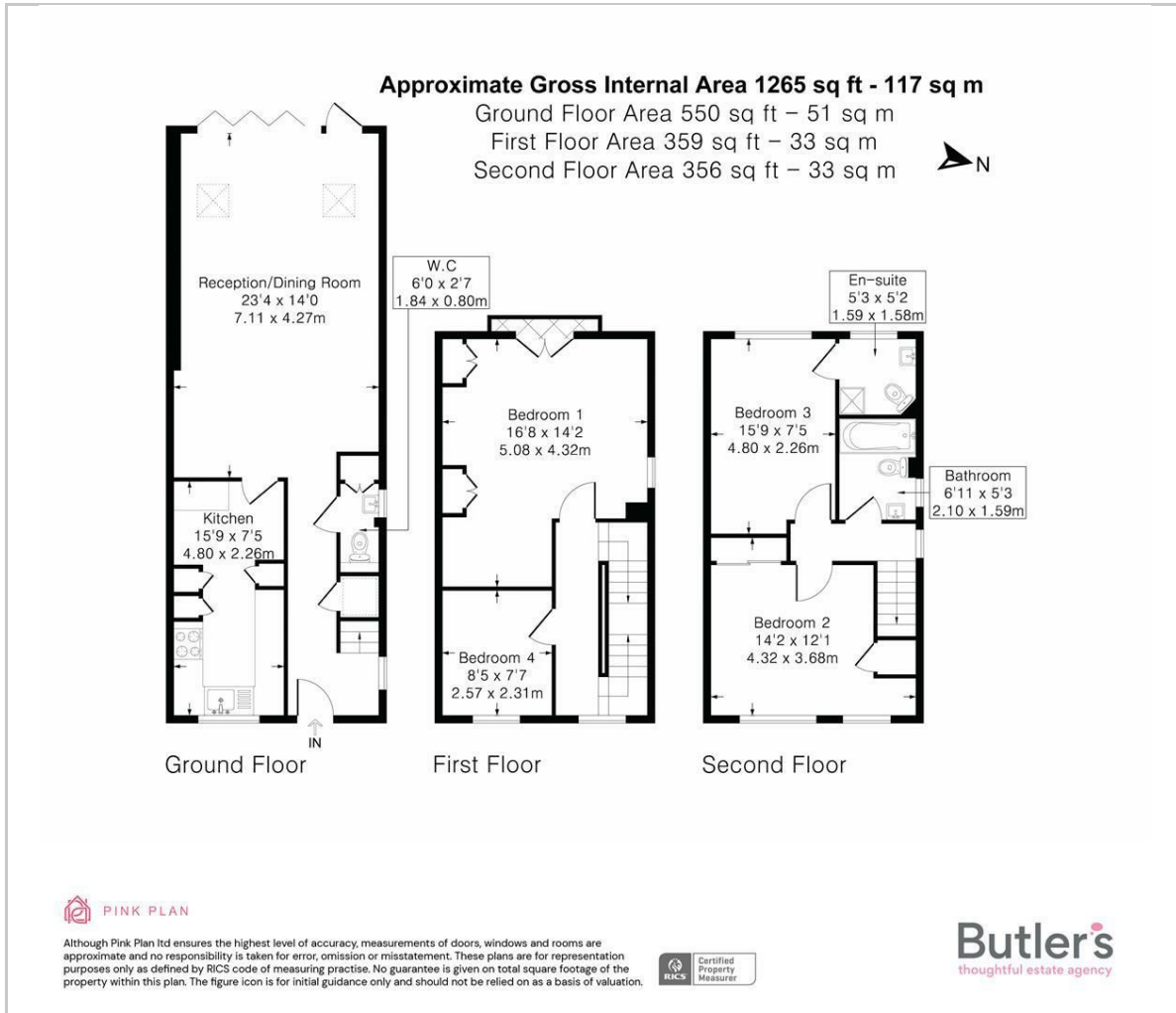
Family Bathroom
6'11 x 5'3 (2.11m x 1.60m)

OUTSIDE

Level Rear Garden

Driveway

Floor Plan



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.

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Area Map



Energy Efficiency Graph

