

# Butler's

thoughtful estate agency



Rose Hill Park West  
Sutton, SM1 3LA  
Guide price £600,000



## Rose Hill Park West

Sutton, SM1 3LA

GUIDE PRICE; £600,000 - £625,000. This semi-detached house is a fantastic family home, set in a fabulous location. Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton Common station provide quick links into the City, so it will be 'sofa to London' in around an hour.

Despite all of this, sitting in your generously sized, mature 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 on the raised terrace. Within the home, you'll appreciate the abundance of space and charm, ideal for relaxing and entertaining alike, with everything being in the sort of condition you can just move in and start to enjoy immediately. Inside, the layout of the ground floor currently offers a huge amount of versatility, with two spacious reception rooms and a lovely semi-open plan kitchen. This is a part of the house that you could keep as is or even go the extension route as some of the neighbors have - subject to the relevant permissions. Upstairs, there are 2 good-sized double bedrooms, making it a tough choice about which one to make your own, along with a sensible single room, perfect for one of the kids. There is also a loft room\* and the possibility for a loft conversion if you have a large family. Finishing off this wonderful house internally is a bathroom serving all the rooms. On the outside there is the aforementioned garden with summerhouse - and the bonus of a driveway providing off street parking to the front. \*please note the loft is not deemed a habitable room





## GROUND FLOOR

Hallway

Living Room  
14' x 12'6 (4.27m x 3.81m)

Dining Room  
12'11 x 11'2 (3.94m x 3.40m)

Kitchen  
8'9 x 6'9 (2.67m x 2.06m)

## FIRST FLOOR

Landing

Bedroom  
14'7 x 10'11 (4.45m x 3.33m)

Bedroom  
12'9 x 10'10 (3.89m x 3.30m)

Bedroom  
8'11 x 7' (2.72m x 2.13m)

Bathroom  
6'11 x 6' (2.11m x 1.83m)

Loft Room (not a habitable room)

## OUTSIDE

Shower Room  
8'8 x 3'8 maximum (2.64m x 1.12m maximum)

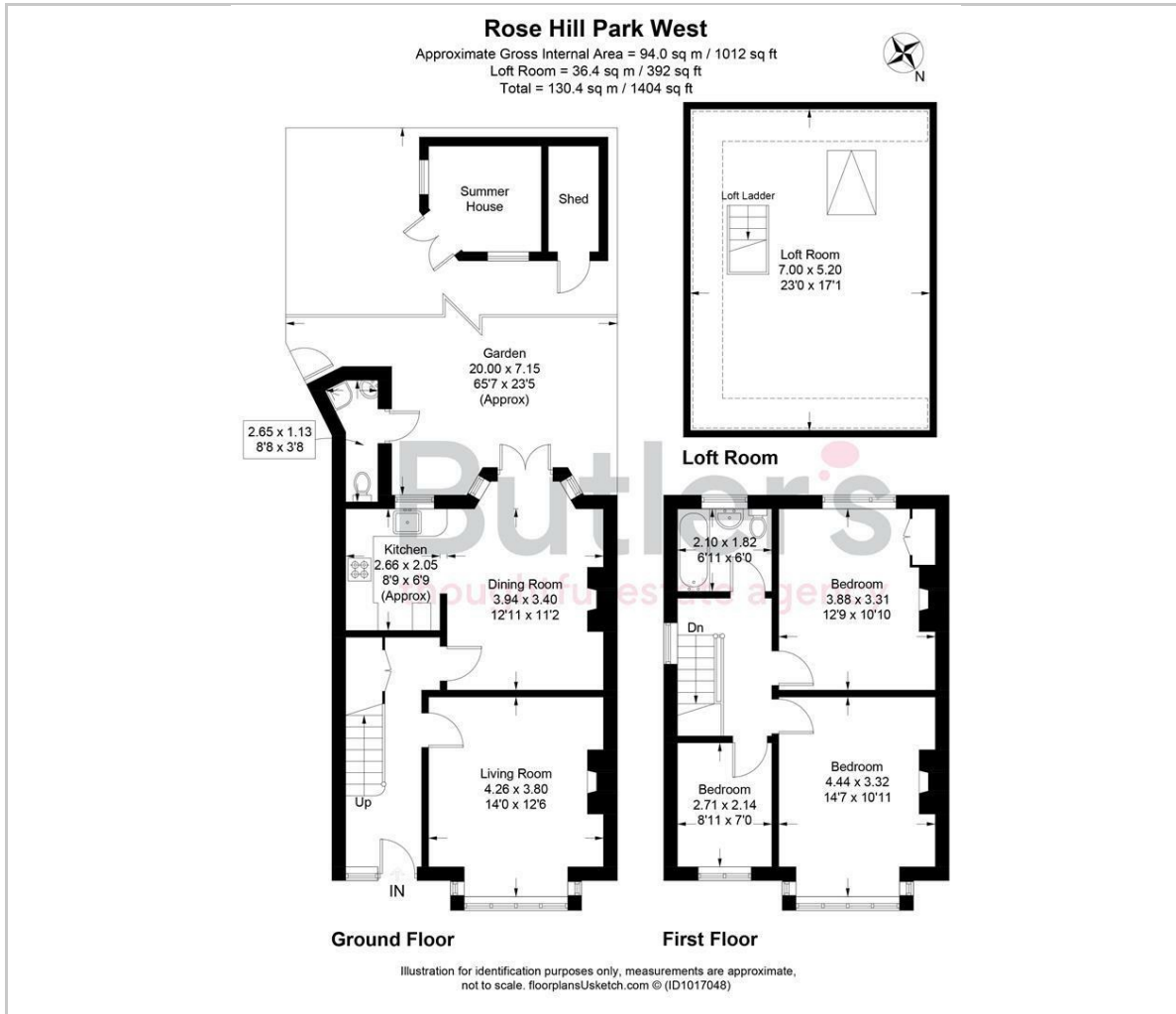
Large Decked Area

Rear Garden

Summer House

Front Driveway

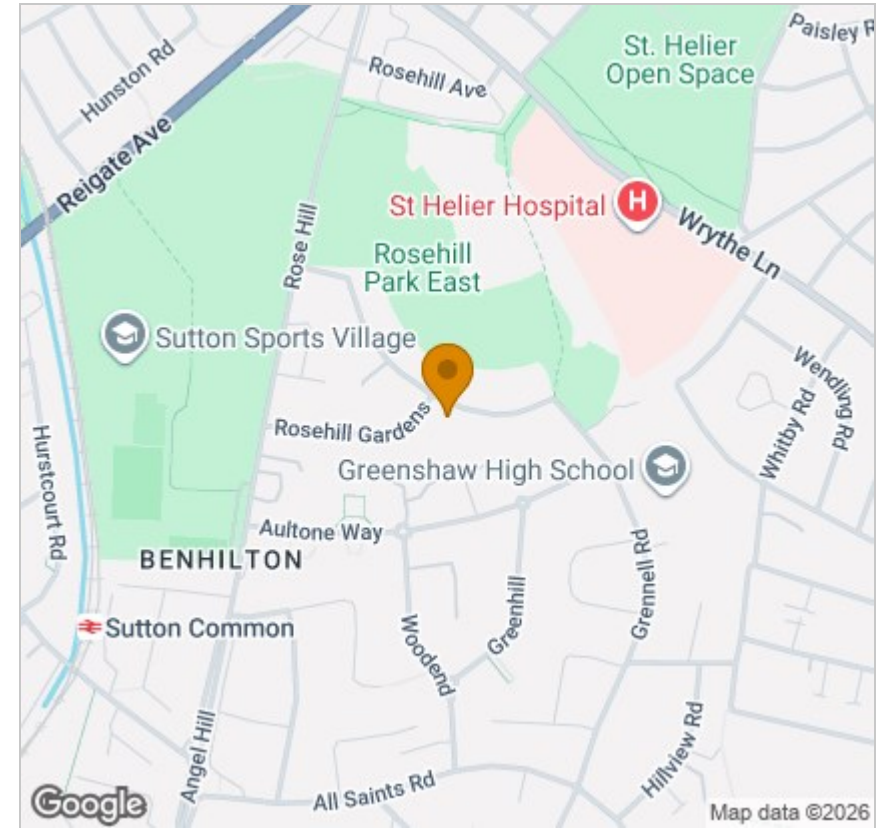
## Floor Plan



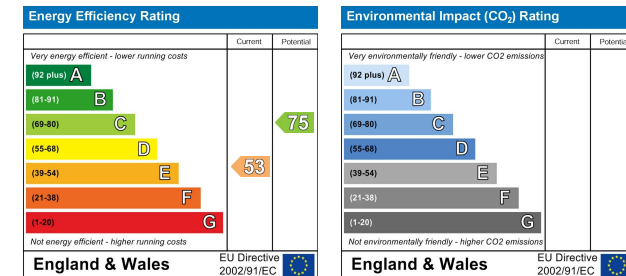
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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