

# Butler's

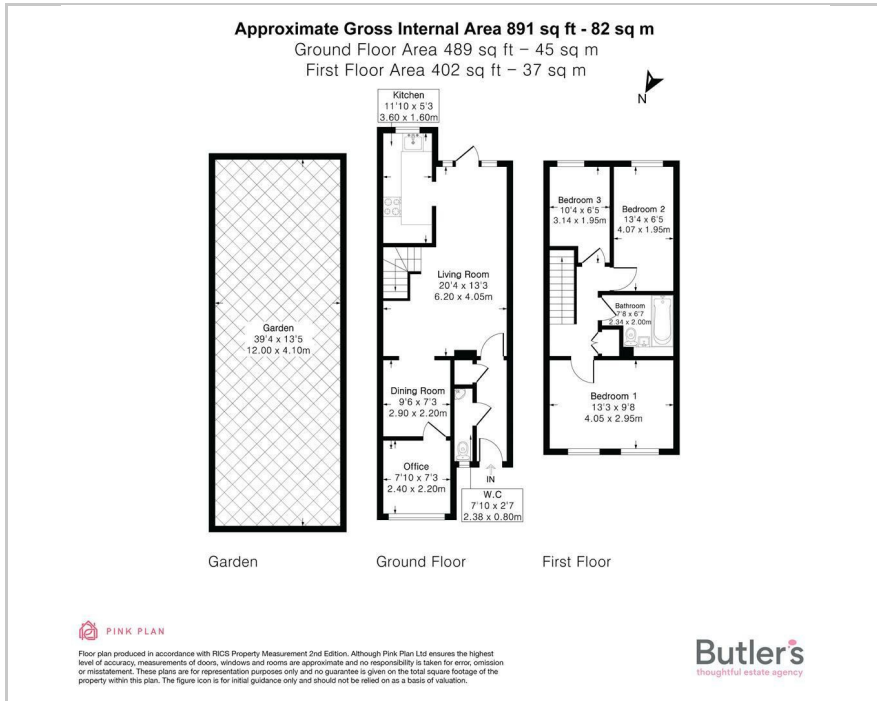
thoughtful estate agency



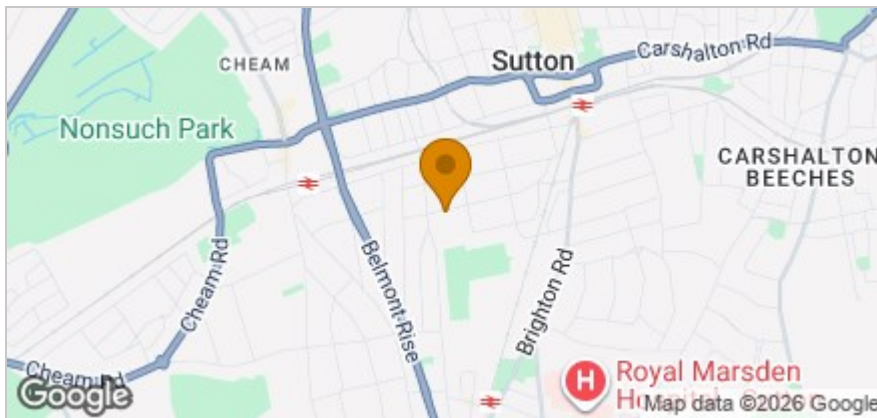
Grange Road, Sutton, SM2 6SP  
Guide price £550,000



## Floor Plan



## Area Map



## Accommodation

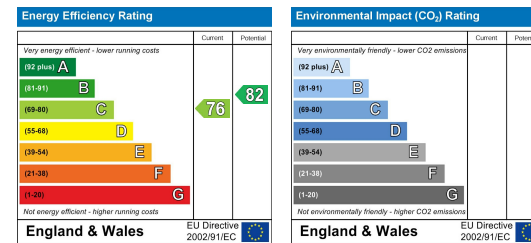
- GUIDE PRICE £550,000 - £575,000
- Modern & versatile 3 bedroom family home
- 2 Receptions and an additional office/multipurpose room
- Positioned in a highly sought after location in South Sutton
- Well maintained throughout
- Modern family bathroom and additional ground floor W/C
- Driveway to the front of the property
- Level rear garden, easy to maintain and great to entertain in
- Equidistant to both Sutton & Cheam
- Great access to outstanding schooling, transport links & amenities



## 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.

## 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.

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