

# Butler's

thoughtful estate agency



Byron Gardens  
Sutton, SM1 3QG  
Offers over £500,000



# Byron Gardens, Sutton, SM1 3QG

Being positioned in one of the most desirable plots in the whole of the Poets area, this lovely home has been in the same family for many years, also being fastidiously looked after and loved throughout it's ownership. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Byron Gardens will surpass your expectations, as it's just a short distance to either Sutton & Carshalton, with you having excellent schooling close by. Sutton Mainline, Common & Carshalton stations provide quick links into the City - you'll be from your sofa to London in just under an hour. Despite all of this, looking onto your fabulous, landscaped 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 your home the house has potential in abundance to extend, subject to the relevant consents, however already in the condition you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the dining room that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the kitchen has a good amount of workspace to cook your evening meals in, boasting a separate utility/lean-to leading off. But there's more! On the outside to the front of the property you'll also love the convenience of your very own driveway providing off street parking.



## GROUND FLOOR

- Hallway
- Living Room  
13' x 10'5 (3.96m x 3.18m)
- Dining Room  
11'1 x 10'5 (3.38m x 3.18m)
- Kitchen  
9'5 x 6' (2.87m x 1.83m)
- Utility/Lean-To  
19'9 x 4'9 (6.02m x 1.45m)

Bedroom  
7'1 x 6' (2.16m x 1.83m)

Bathroom  
6'2 x 6' (1.88m x 1.83m)

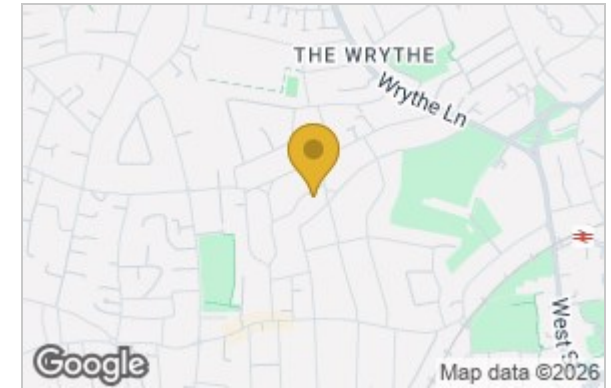
- OUTSIDE
- Driveway
- Rear Garden

## Landing

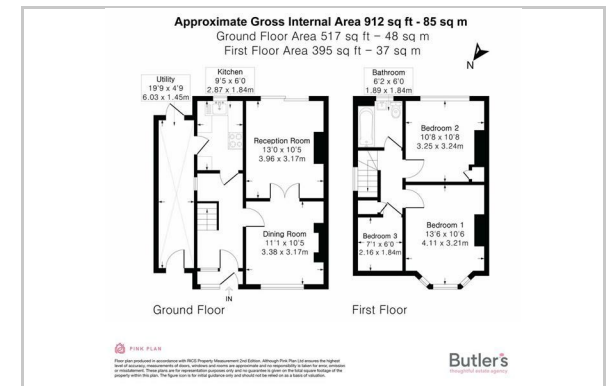
## FIRST FLOOR

- Bedroom  
13'6 x 10'6 into bay (4.11m x 3.20m into bay)
- Bedroom  
10'8 x 10'8 (3.25m x 3.25m)

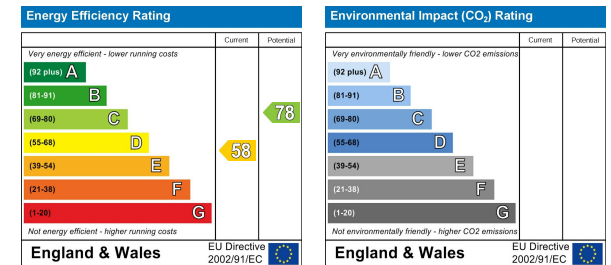
## Area Map



## Floor Plan



## Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) butlershomes.co.uk