

# Butlers

thoughtful estate agency



Downs Road  
Sutton, SM2 5NR

Guide price £500,000



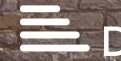
2



1



2



D

## Downs Road

Sutton, SM2 5NR

If you love to entertain, this house could be on the one for you! Located in one of Belmont's most convenient roads, this wonderful extended home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Downs Road will surpass your expectations, as it's just a quick stroll into both Belmont & Sutton high street, with outstanding schools and Belmont station at the end of the road, providing quick links into the City - you can be from sofa to London in under an hour. Despite all of this, sitting in your 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. There is even access onto the downs directly from your garden! Inside your home, you'll appreciate the features and charm, with the current excellent condition meaning you can just pack your bags and move straight in. Looking for a 'wow' when you walk through the door? We have great news for you! The layout of the ground floor offers a huge amount of versatility, being a fabulous open plan space that is defined, so you can relax in the living area, with a zone dedicated for desk and dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties and soirees you've been dreaming of for some time now. If we're on the money with the latter, the modern kitchen means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills, with an impressive vaulted ceiling. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a spacious bathroom serving all the rooms situated on the first floor.

### GROUND FLOOR





Hallway

Living Room  
13'10 x 12'6 (4.22m x 3.81m)

Dining Room  
17'3 x 10'8 (5.26m x 3.25m)

Kitchen/Diner  
17'3 x 13'5 (5.26m x 4.09m)

### FIRST FLOOR

Landing

Bedroom  
17'9 x 9'10 maximum (5.41m x 3.00m maximum )

Bedroom  
13'5 x 9' (4.09m x 2.74m)

Bathroom  
10'3 x 8' (3.12m x 2.44m)

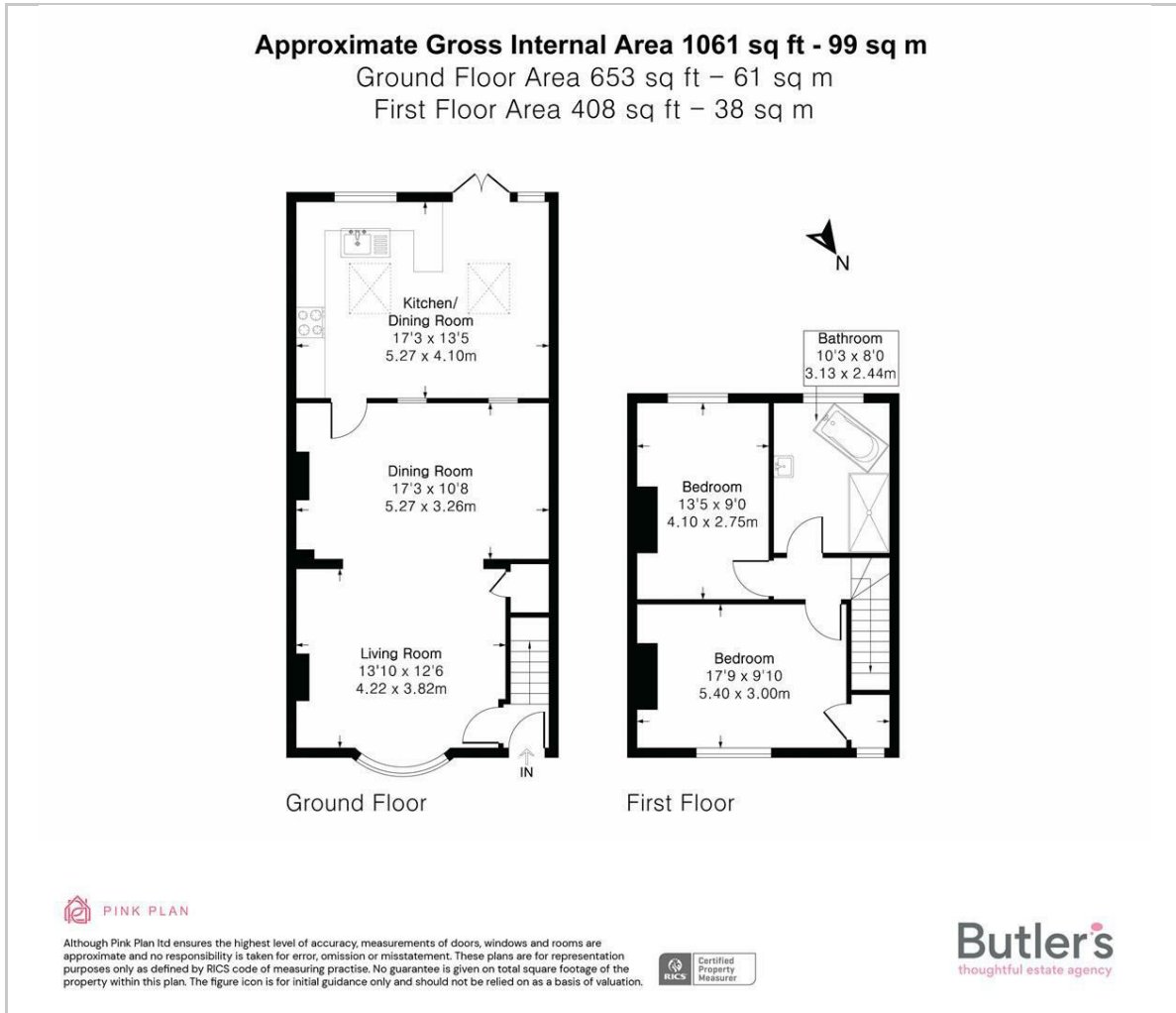
### OUTSIDE

Front Terrace Area

Rear Garden



## Floor Plan

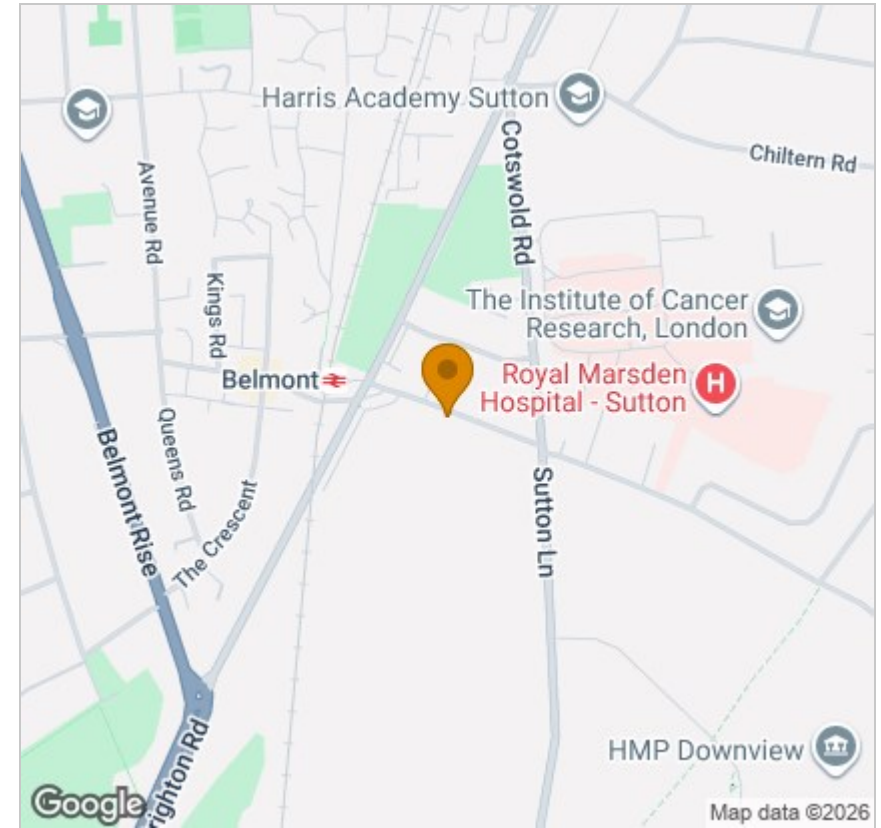


## Viewing

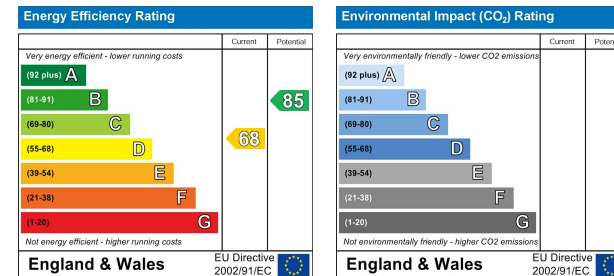
Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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](http://butlershomes.co.uk)

## Area Map



## 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.