

# Butler's

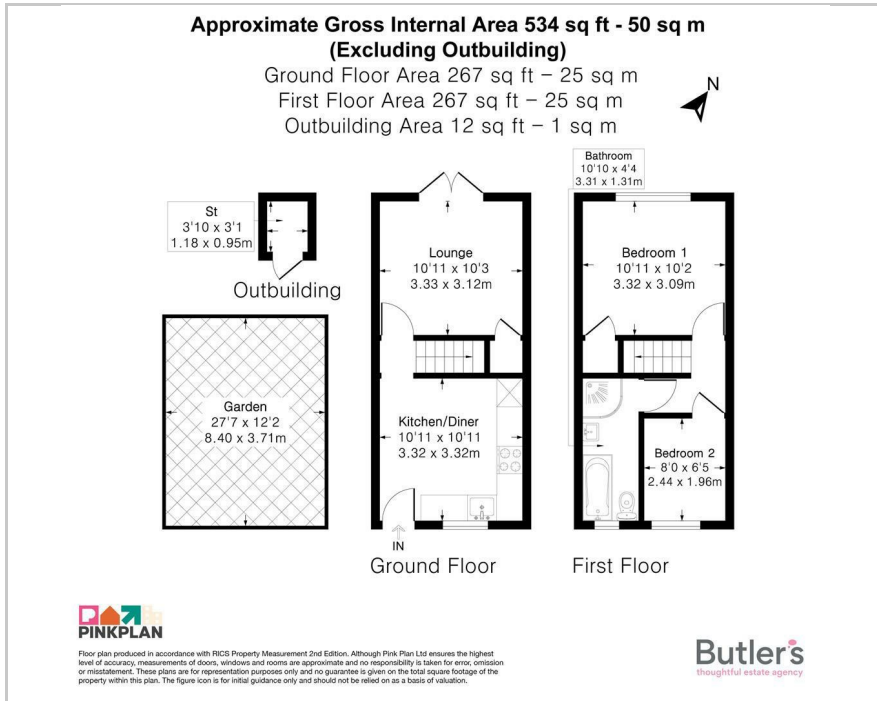
thoughtful estate agency



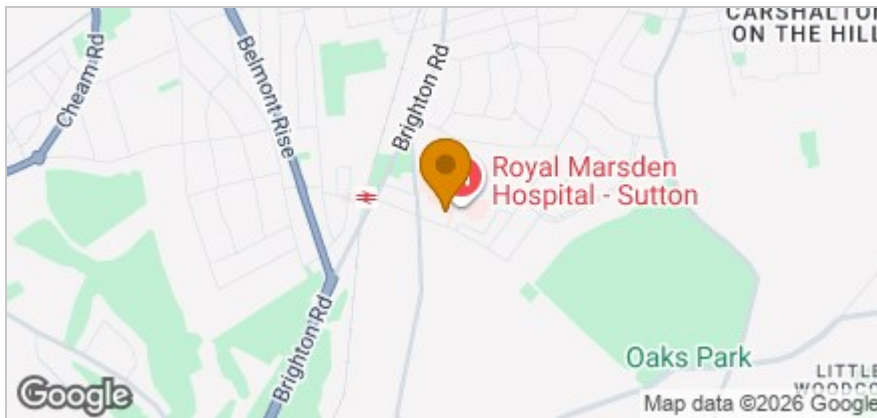
Downs Road, Sutton, SM2 5PR  
Guide price £375,000



## Floor Plan



## Area Map



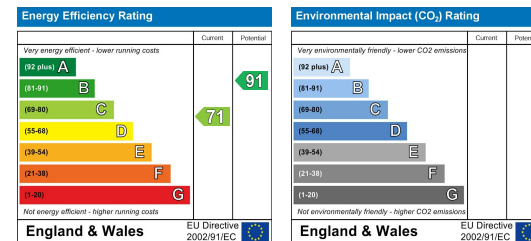
## Accommodation

- Beautifully presented 2 bedroom period home
- Set within a quaint, quiet & totally unique location
- Excellent internal order throughout
- Gorgeous country-style kitchen/diner
- Living room with views & access onto garden
- Level rear garden with decking area
- Perfect as a starter home or for a downsizer
- Wonderful location, close to excellent transport links, amenities & schooling
- Enclosed, removable 'Catio' perfect for your house pets!
- A fantastic opportunity to buy a freehold house within a flat price range

## 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.

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)