



Erskine Road  
Sutton, SM1 3BW

Offers over £575,000



## Erskine Road

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Positioned in one of Sutton's most convenient residential locations, this lovely 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? Erskine Road will surpass your expectations, as it's just a short distance to both Sutton & Carshalton, with excellent schooling close by. Carshalton station within short walking distance and bus stops round the corner - you'll be from your sofa to London in just under an hour. Although when relaxing on the new patio of your south-facing garden with a good book or catching some rays, you may well feel like you are a million miles away! Inside, the house has a fantastic layout as the property was extended many years ago, with the condition also meaning 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 through lounge is great for cozy nights in, with plenty of flexible dining space for get togethers and dinner parties, something you've probably been dreaming of for some time now. If we're on the money with the latter, the enlarged kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, the aforementioned garden has an abundance of flowers, well-established plants and mature apple trees, with these surroundings being ideal for the upcoming summer gatherings. To the front you'll love the convenience of your very own driveway.







## GROUND FLOOR

Porch

Hallway

Lounge/Dining Room  
24'11" x 11'3" (7.59m x 3.43m)

Family/Garden Room  
17' x 6'11" (5.18m x 2.11m)

Kitchen  
10'11" x 6'11" (3.33m x 2.11m)

## FIRST FLOOR

Landing

Bedroom  
13'5" x 9'10" (4.09m x 3.00m)

Bedroom  
10'2" x 9'10" (3.10m x 3.00m)

Bedroom  
8'10" x 7'3" (2.69m x 2.21m)

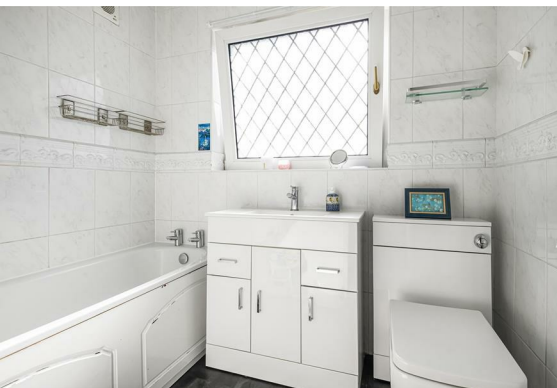
Bathroom

## OUTSIDE

Garage  
31'2" x 6'11" (9.50m x 2.11m)

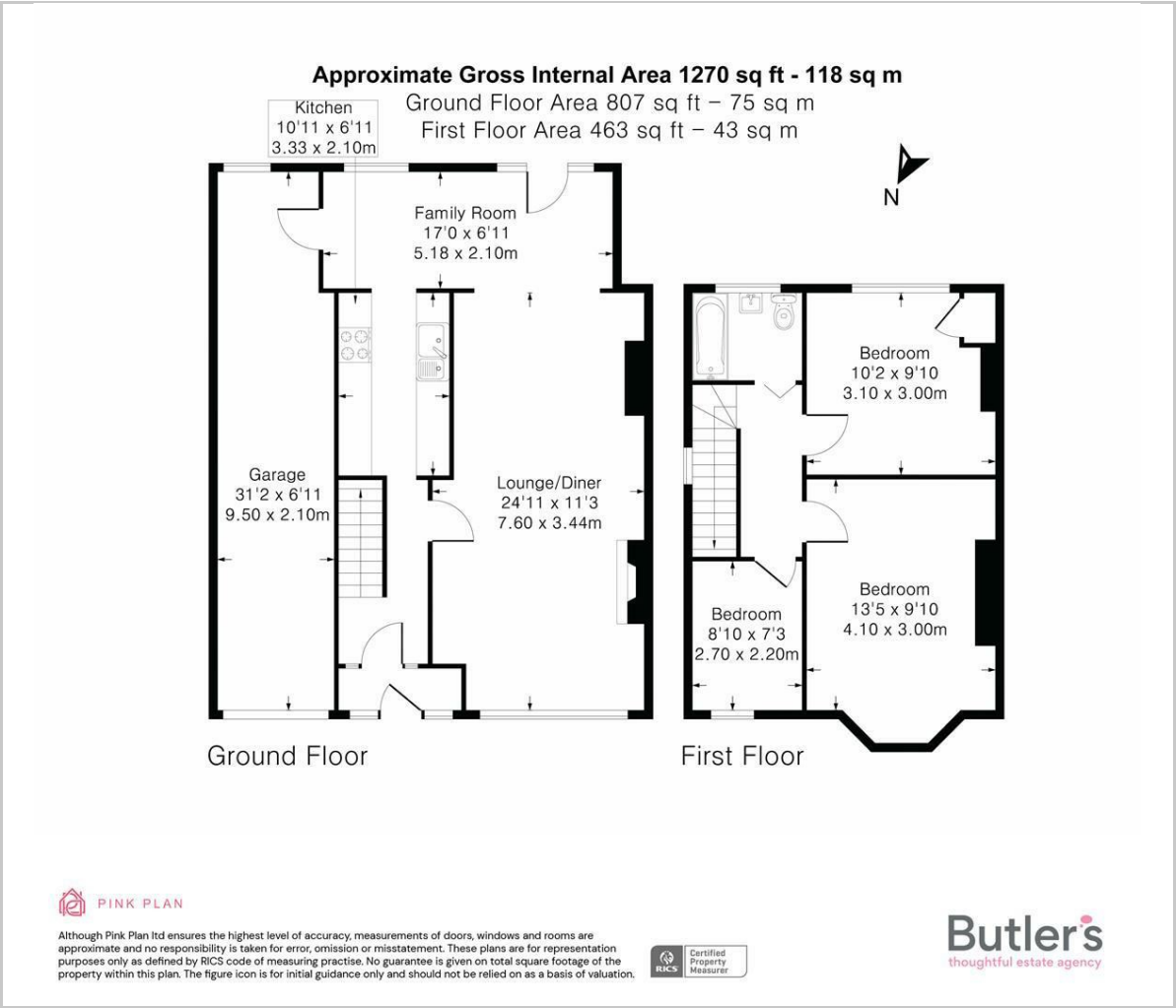
Driveway

Rear Garden





Floor Plan



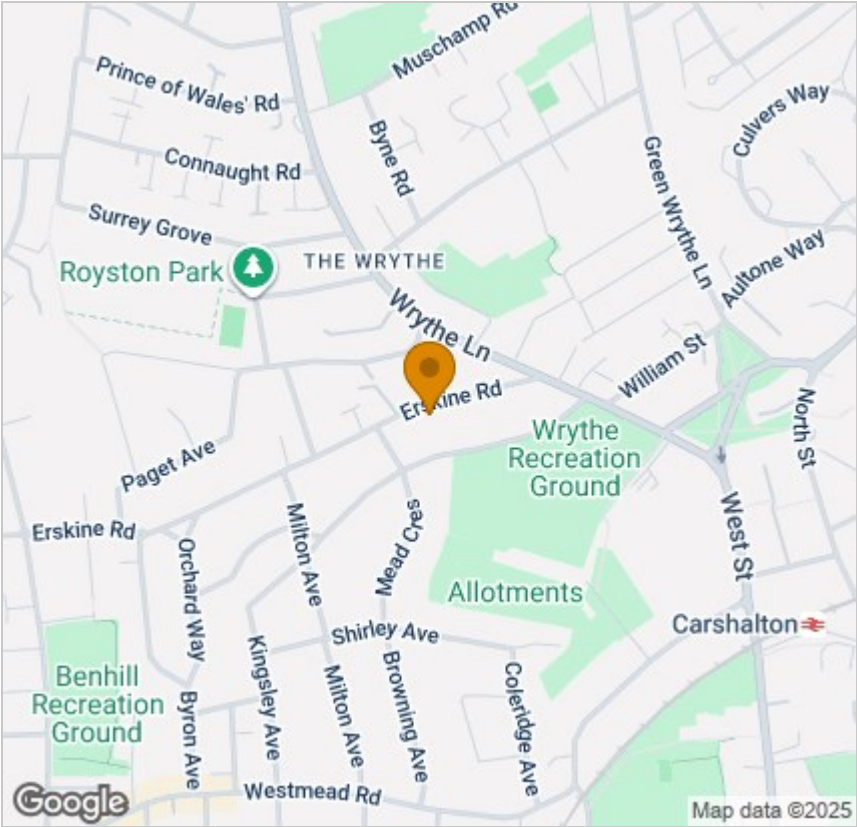
Viewing

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

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Area Map



Energy Efficiency Graph

