

Butler's  
thoughtful estate agency

Gauntlett Road  
Sutton, SM1 4RY

Offers in the region of £450,000



Gauntlett Road, Sutton, SM1 4RY

Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property, possibly being in a location that just isn't quite right. Gauntlet Road just ticks so many boxes. Positioned within a desirable close that is friendly yet quiet, you really can have it all. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned kitchen is a great place to cook up a storm in, with the lounge/diner having ample space to incorporate a dining table with views and access onto the level rear garden, which is perfectly positioned for you and your guests to all spill out onto when dinner is done. Upstairs, a spacious master bedroom has a range of fitted wardrobes, with a sensible second bedroom that also has storage and a recessed area ideal for a desk. On the outside, the property boasts a garage en bloc and is in a location that means you are just a short walk into town, with a vast selection of shopping facilities, restaurants and bars - with excellent schooling & transport links whizzing you up to town in no time at all. Downsides? Well if you consider the property also has no onward chain, were struggling to find any!



GROUND FLOOR

Hallway

Living/Dining Room  
16'11 x 12' (5.16m x 3.66m)

Kitchen  
11'9 x 6' (3.58m x 1.83m)

FIRST FLOOR

Landing

Bedroom  
14'3 x 12'12 maximum (4.34m x 3.66m maximum)

Bedroom  
12' x 9'9 maximum (3.66m x 2.97m maximum)

Bathroom  
6'10 x 5'9 (2.08m x 1.75m)

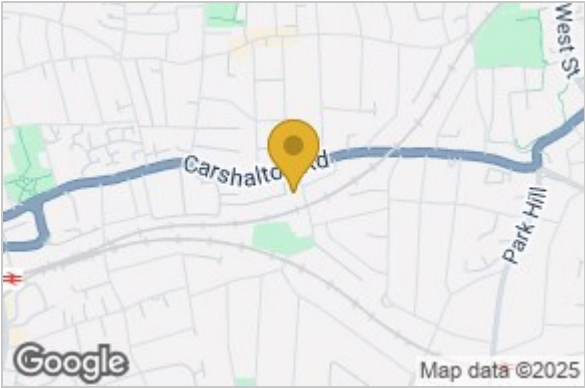
OUTSIDE



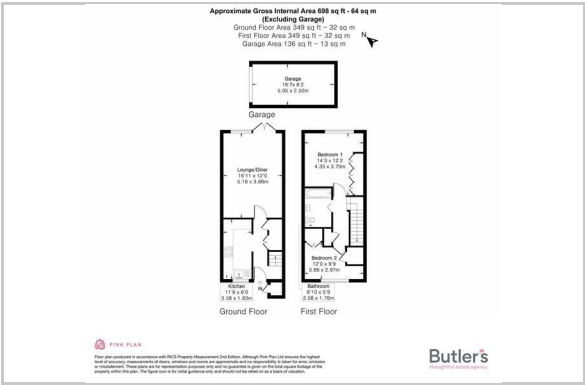
Rear Garden

Garage En-Bloc

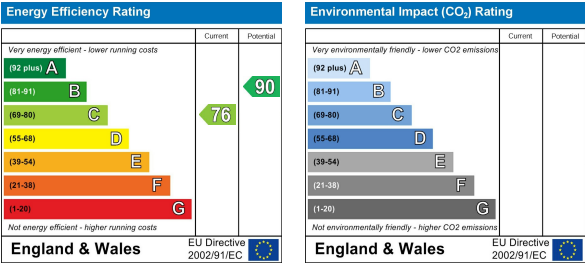
Area Map



Floor Plan



Energy Efficiency Graph



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