

Butler's

thoughtful estate agency



Morland Road
Sutton, SM1 4RP
Guide price £550,000



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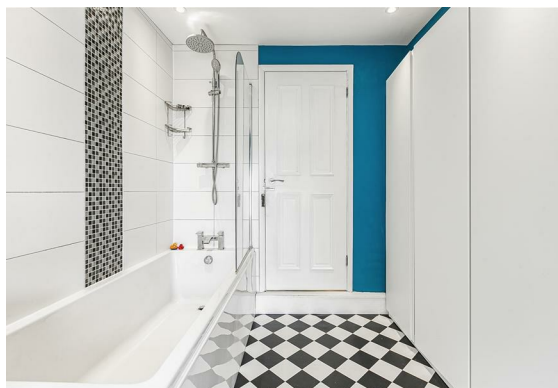
Located in one of central Sutton's most desirable roads, this handsome 3 bedroom period home is an exceptional property. It really is a light and airy house that has been fastidiously cared for by the current owners, having been extended and updated throughout their occupation. It offers all the space you could wish for, especially if you love to entertain your friends and family.

Location-wise it couldn't get any better! Set within a quiet, non-cut through road, yet in a highly convenient location, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to the High Street and also going for walks in the green open spaces close by, all of which will enhance your quality of life.

Inside the house, the property is offered in good order, so you can just pack your bags and move straight in. The lounge is a great space for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now, with the real heart of the home being the kitchen, with a generous amount of workspace to really cook up a storm in. Breakfast ready, you'll be sitting down with your loved ones in the adjacent dining room, which is semi open plan, looking forward to the day ahead.

Upstairs on the first floor, the bedrooms will truly impress in what are incredibly spacious proportions with lots of space for your wardrobes in each room. The house is then served by the beautiful bathroom, which has been sympathetically updated to not look at odds with the period of build. On the second floor, the loft conversion brings yet another double bedroom with en-suite, which can be your sanctuary of peace when you need it, also boasting wonderful elevated views.

Finally, when it's time to get outside into the fresh air, you'll love the wonderful garden that is great for every age range and for all occasions, with a handy covered side area.





GROUND FLOOR

Hallway

Living Room
11'6 x 10'6 (3.51m x 3.20m)

Dining Room
14'6 x 13'11 (4.42m x 4.24m)

Kitchen
10'6 x 8'6 (3.20m x 2.59m)

FIRST FLOOR

Landing

Bedroom
14' x 11'9 (4.27m x 3.58m)

Bedroom
14'8 x 7'7 (4.47m x 2.31m)

Bathroom
10'6 x 8'3 (3.20m x 2.51m)

SECOND FLOOR

Landing

Bedroom
18' x 13'9 maximum (5.49m x 4.19m maximum)

En-Suite
7'10 x 5' (2.39m x 1.52m)

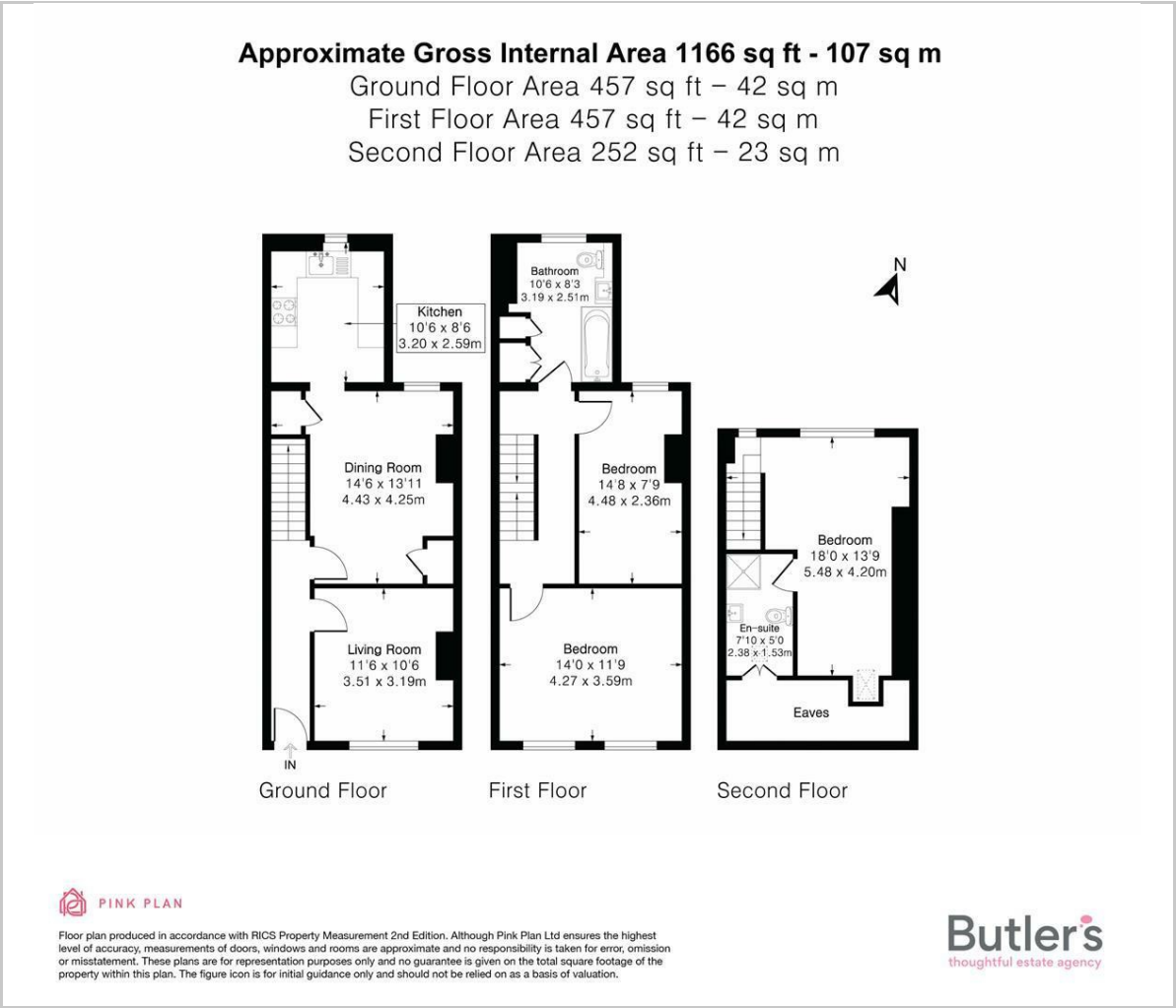
OUTSIDE

Covered Side Area

Rear Garden



Floor Plan



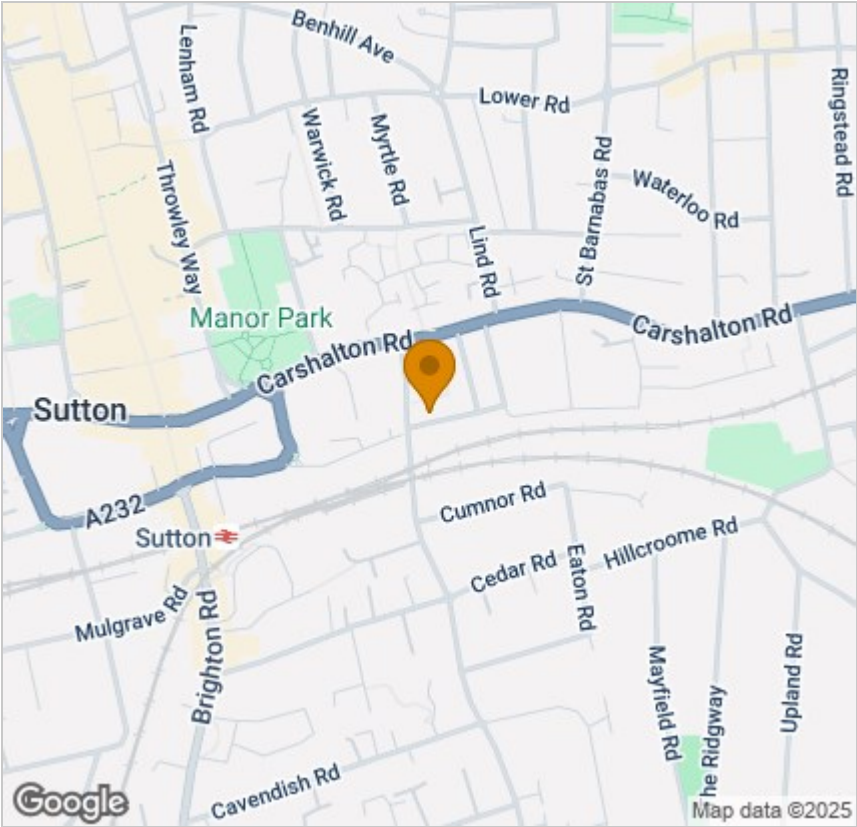
Viewing

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

