

# Butler's

thoughtful estate agency



All Saints Road  
Sutton, SM1 3DQ  
Guide price £475,000



# All Saints Road, Sutton, SM1 3DQ

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. All Saints Road just ticks so many boxes. Positioned within a desirable road and set in a run of houses 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, refitted 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 low maintenance rear garden, which is perfectly positioned for you and your guests to all spill out onto when dinner is done. Upstairs, there are two sensibly sized double bedrooms and modern family bathroom, whilst on the outside, the property boasts a garage en bloc that can be accessed directly from you garden. Location-wise, 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 a large from driveway, we are struggling to find any!



## GROUND FLOOR

Kitchen  
11'2 x 10'2 (3.40m x 3.10m)

Living/Dining Room  
19' x 11'2 (5.79m x 3.40m)

## FIRST FLOOR

Landing

Bedroom  
11'4 x 11'1 (3.45m x 3.38m)

Bedroom  
11'4 x 10'1 (3.45m x 3.07m)

Bathroom  
6'11 x 5'5 (2.11m x 1.65m)

## OUTSIDE

Large Driveway

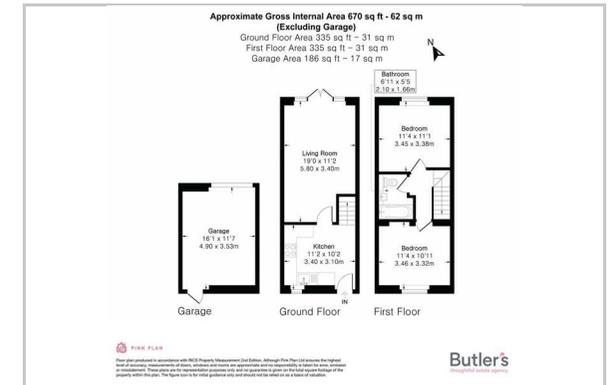
Rear Garden

Garage (can be accessed directly from the garden)  
16'1 x 11'7 (4.90m x 3.53m)

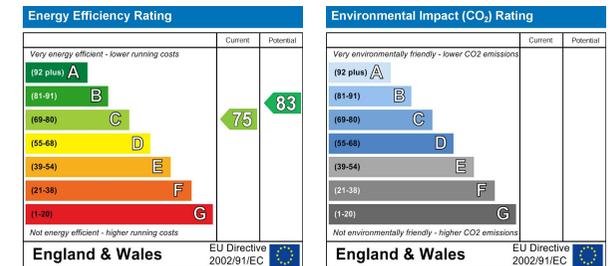
## Area Map



## Floor Plan



## Energy Efficiency Graph



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