Butler's

thoughtful estate agency

Vale Road

Sutton, SM1 1QH

Guide price £485,000

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Vale Road, Sutton, SM1 1QH

GUIDE PRICE £485,000 - £500,000 Nestled in one of Sutton's most convenient roads, this unique detached home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Vale Road will surpass your expectations, as it's an extremely quick stroll into the high street, with outstanding schooling and 3 stations providing quick links into the City. Despite all of this, sitting in your courtyard rear garden, you'd be forgiven for thinking you were in more tranquil spot, great to catch some rays or even have a few friends over. Inside the house, you'll appreciate the charm, with the current condition meaning you can just pack your bags, move straight in and update to your own taste. Work from home? We have great news for you. The layout of the ground floor offers a huge amount of versatility, with a large double reception that has lots of space to incorporate living and separate dining areas. That means you can relax with the family and then hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the extended kitchen means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills. There is even access into the garage via the kitchen. Upstairs, this house doesn't let you down; with two generous bedrooms there will be no grumbles from the kids or guests with their room, however there is also a small single; perfect for a nursery or study if you work from home. Finishing off this lovely house is a bathroom serving all the rooms, with an additional cloak/utility room on the ground floor which is certainly convenient for when you have guests around to visit.

GROUND FLOOR

Hallway

Living/Dining Room
20'6 x 10'6 (6.25m x 3.20m)

Kitchen
13'10 x 8'10 (4.22m x 2.69m)

Utility/Cloakroom
5'10 x 5'8 (1.78m x 1.73m)

FIRST FLOOR

Landing

Bedroom
10'8 x 9'5 (3.25m x 2.87m)

Bedroom
10'9 x 8'8 (3.28m x 2.64m)

Bedroom
5'8 x 5'1 (1.73m x 1.55m)

Bathroom
6' x 5'7 (1.83m x 1.70m)

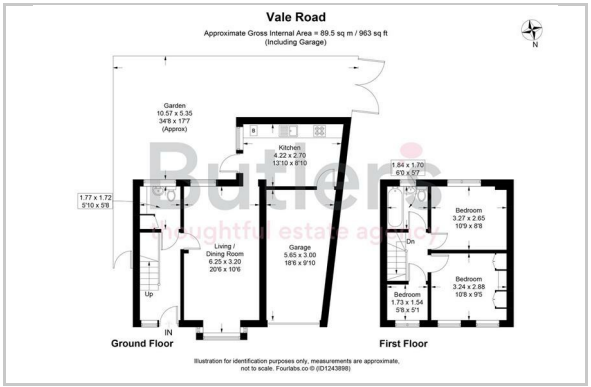
OUTSIDE

Garage
18'6 x 9'10 maximum (5.64m x 3.00m maximum)

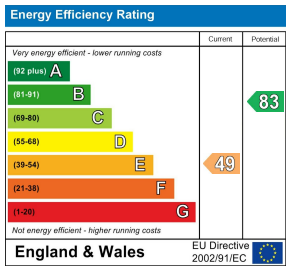
Rear Courtyard Garden

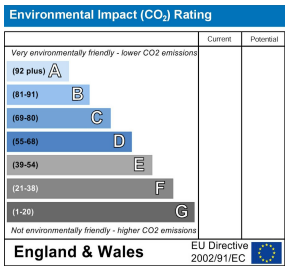
Area Map

Floor Plan



Energy Efficiency Graph





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