

# Butler's

thoughtful estate agency



Village Row |  
Sutton, SM2 6JZ  
Guide price £450,000



# Village Row, Sutton, SM2 6JZ

GUIDE PRICE £450,000 - £465,000 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 maintenance heavy older properties or more modern houses that maybe loses some of that aesthetic appeal you love - with these choices possibly being in a location that just isn't quite right. Village Row is the solution to your problem. Positioned within an intimate & secluded South Sutton development that is friendly yet quiet, you can have it all. Pulling up to your home after a day at work or just relaxing in your garden, you'll look back up at your house and won't be disappointed with just how gorgeous it is. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The spacious lounge includes a built in coat cupboard and a lovely front bay window, making it the perfect place to curl up with a good book; when the sun pours in, the room feels truly special. To the rear, the kitchen and dining area offers generous space for cooking up a storm, with views onto the garden that's perfectly positioned for you and your guests to spill out into once dinner is done. Upstairs, the house continues to offer everything you could ever need, with a fabulous master with integrated wardrobes and a good sized second bedroom which is perfect for a home office, kids or spare bedroom. The family shower room is also a joy, a great space to unwind in after a hard day of Teams calls. So, what about location? Well, you really are in the center of it all here, being within a short walk into both Sutton and Cheam, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well, if you consider the property also has a garage and boasts no onward chain, we're struggling to find any!



## GROUND FLOOR

Covered Porch with Storage & Security Light

Living/Dining Room  
23'3 x 13'10 (7.09m x 4.22m)

Kitchen  
9'2 x 6'7 (2.79m x 2.01m)

## FIRST FLOOR

Landing

Master Bedroom  
13'8 x 11'5 (4.17m x 3.48m)

Bedroom  
11'7 x 7'5 (3.53m x 2.26m)

Bathroom  
6'3 x 6' (1.91m x 1.83m)

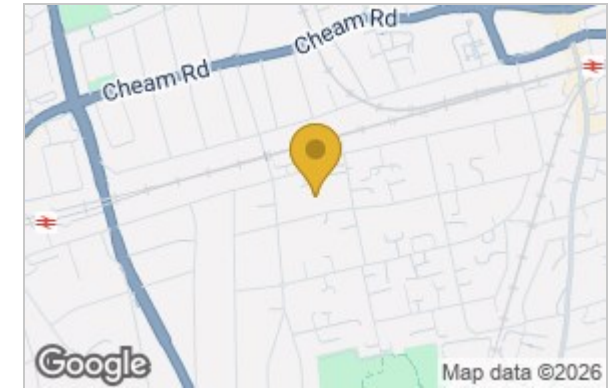
OUTSIDE

Rear Garden

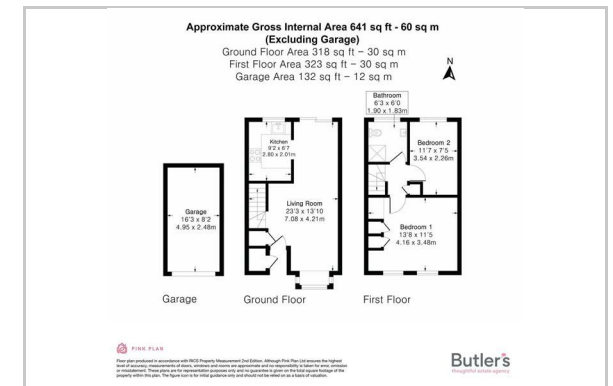
## Garage En-Bloc

16'3 x 8'2 (4.95m x 2.49m)

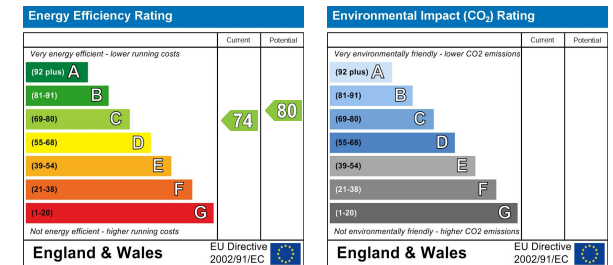
## Area Map



## Floor Plan



## Energy Efficiency Graph



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