

# Butler's

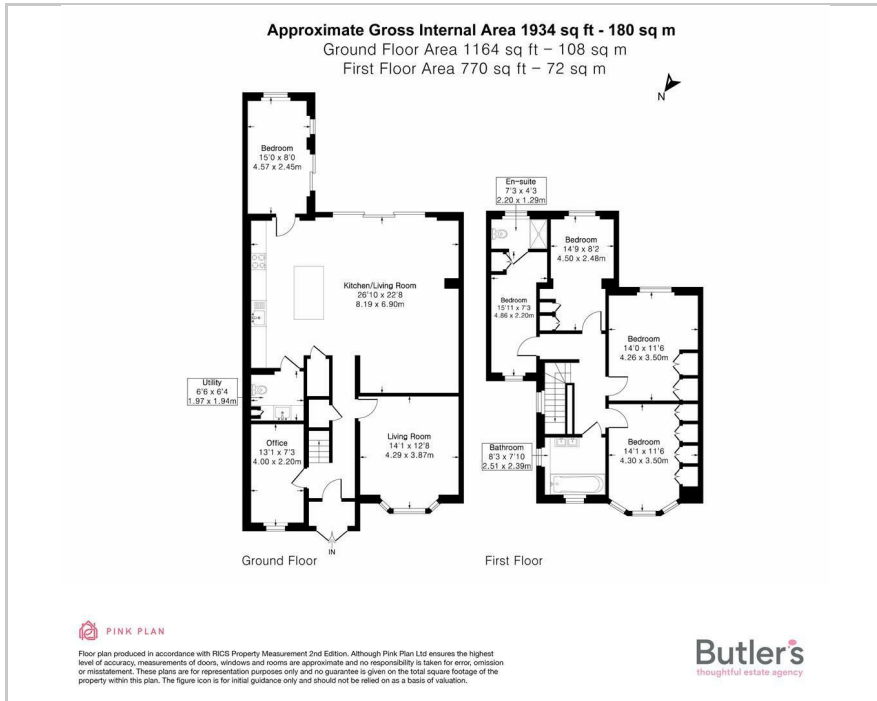
thoughtful estate agency



Rosehill Gardens, Sutton, SM1 3JZ  
Guide price £875,000



## Floor Plan



## Area Map



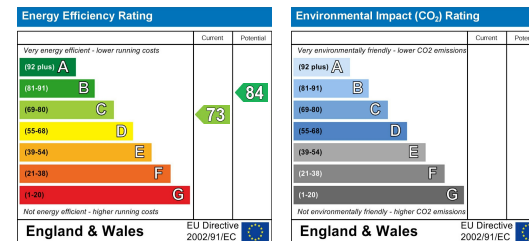
## Accommodation

- GUIDE PRICE £875,000 - £900,000
- Fastidiously extended to the rear & side
- Excellent internal order throughout
- Amazing family/kitchen/dining room with bi-fold doors to garden
- Bedroom 5/multi-purpose room on the ground floor
- Study, separate utility & en-suite shower room
- Spacious living room with bay window
- Driveway to front and large garden to rear
- Positioned with a highly desirable and leafy Sutton suburb
- Close to outstanding schooling, transport links & amenities

## Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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