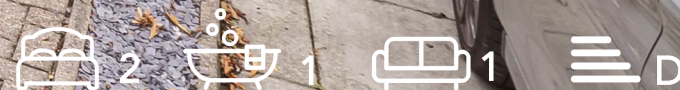


Butler's
thoughtful estate agency

Oakhill Road
Sutton, SM1 3AG
Offers over £375,000



Oakhill Road, Sutton, SM1 3AG

Nestled in one of Sutton's most convenient roads, this wonderful home comes with no onward chain and has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Oakhill Road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and Sutton Common station providing quick links into the City. Despite all of this, sitting in your pretty courtyard garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the features and charm, with current excellent condition meaning you can just pack your bags and move straight in. Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility, with a lounge that has enough space for a small desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the stylish 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! Upstairs, this house doesn't let you down; with two bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home internally is a fantastic shower room, whilst externally, a driveway to the front adds further appeal.



GROUND FLOOR

Porch
Kitchen
11'10 x 9'2 (3.61m x 2.79m)

Lobby
Living/Dining Room
15'5 x 12' maximum (4.70m x 3.66m maximum)

FIRST FLOOR

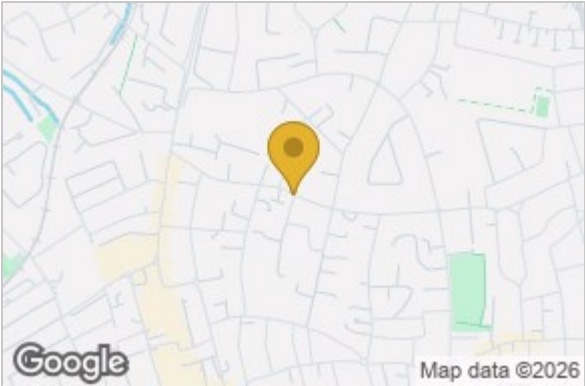
Landing
Bedroom
12'2 x 9' (3.71m x 2.74m)

Bedroom
11'10 x 6'9 (3.61m x 2.06m)
Shower Room
8' x 5'1 (2.44m x 1.55m)

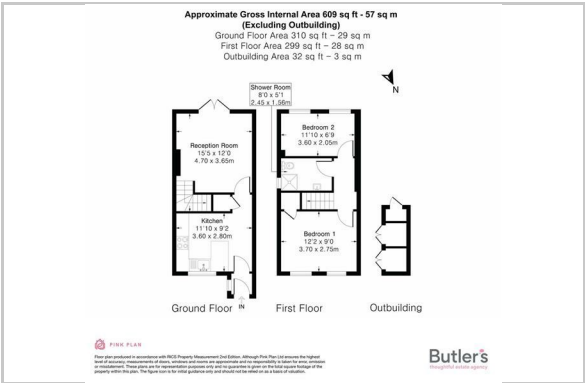
OUTSIDE

Driveway
Courtyard Rear garden

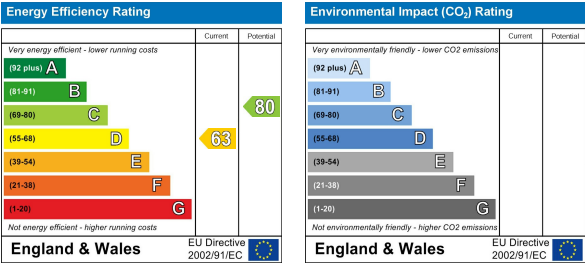
Area Map



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.