

# Butler's

thoughtful estate agency

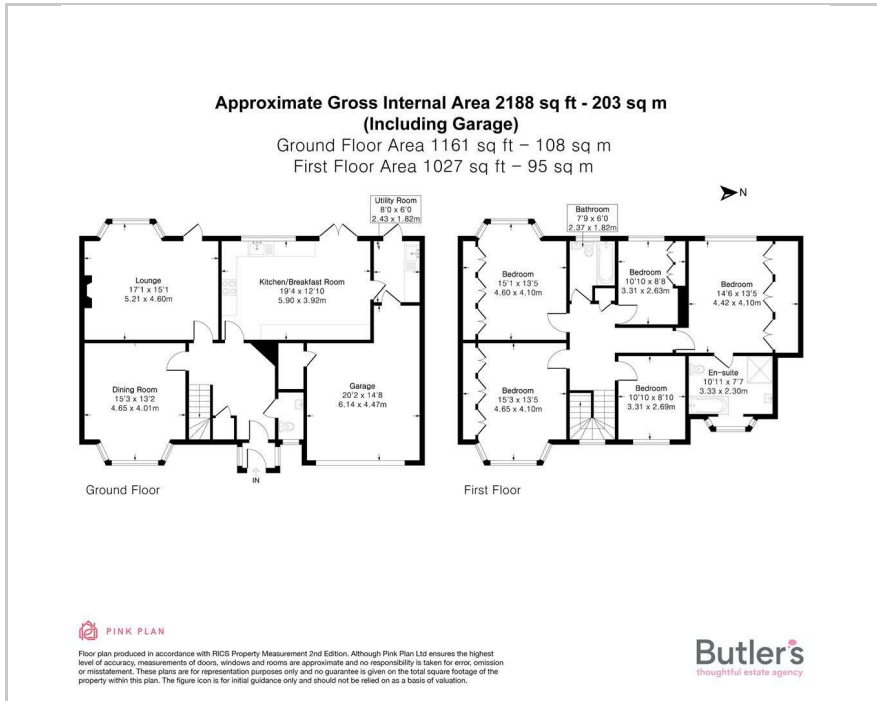


Banstead Road South, Sutton, SM2 5LF

Guide price £1,250,000



## Floor Plan



## Area Map



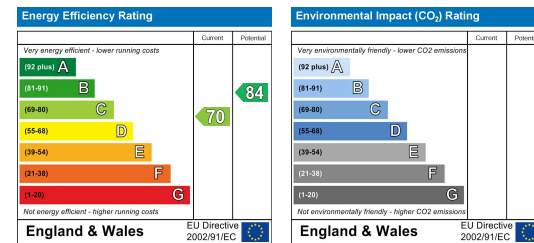
## Accommodation

- GUIDE PRICE £1,250,000 - £1,300,000
- Handsome 5 bedroom detached home
- Ideal layout and proportions for modern family living
- Driveway & garage with potential to convert - subject to the relevant permissions
- Large, mature, westerly-facing garden to rear, side access
- Kitchen/breakfast room with adjacent utility
- Excellent condition throughout, whilst still retaining a wealth of character
- Spacious bedrooms with the master boasting an en-suite bathroom
- Highly coveted location on an enviable plot, close to Carshalton, Sutton & Banstead
- Near outstanding schooling, excellent 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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)