



William Road
Sutton, SM1 4QT

Guide price £460,000



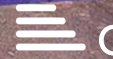
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GUIDE PRICE £460,000 - £475,000 Whether you are looking to buy a home for the first time, or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older properties, or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. William Road is the solution to your problem, being modern & characterful, also having recently been updated throughout.

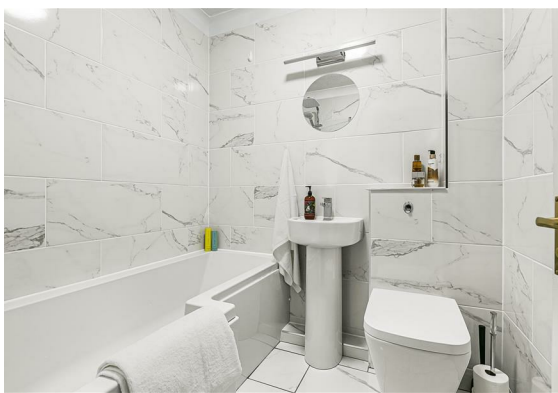
Positioned within a small, modern development, you really can have it all. Pulling up to your home after a hard day at work or just relaxing in your gorgeous, low maintenance, landscaped rear garden, you'll look back up at your house and won't be disappointed with just how lovely it is.

Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge/diner is a perfect place to chill out with a good book or throw one of your dinner parties, whilst to the front of the house, the stunning refitted kitchen has a good degree of space to cook up a storm in, with a cloakroom adjacent.

Upstairs, the house continues to offer everything you could ever need, with two double bedrooms, one of which could even incorporate a home office area. There is also a stylish, new family bathroom, a great space to unwind in after a hard day of zoom calls.

So, what about location? Well you really are in the centre of it all here, being within an extremely short walk into Sutton High Street, with a vast selection of shopping facilities, restaurants and outstanding schooling, 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 parking for up to 2 cars and no onward chain, we're struggling to find any!





GROUND FLOOR

Hallway

Living/Dining Room
18'3 x 12'6 (5.56m x 3.81m)

Kitchen
14'5 x 5'10 (4.39m x 1.78m)

Cloakroom
6'7 x 2'11 (2.01m x 0.89m)

FIRST FLOOR

Landing

Bedroom
15'8 x 12'6 into bay (4.78m x 3.81m into bay)

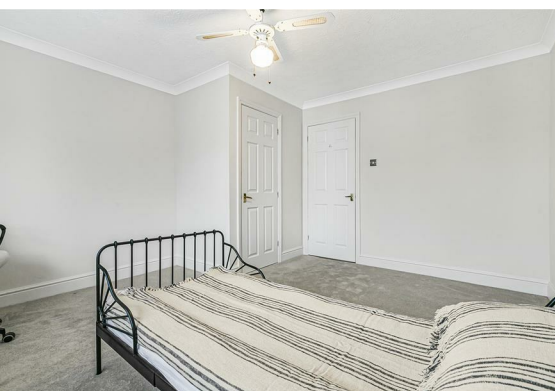
Bedroom
12'5 x 2'13 (3.78m x 3.73m)

Family Bathroom
6'1 x 5'10 (1.85m x 1.78m)

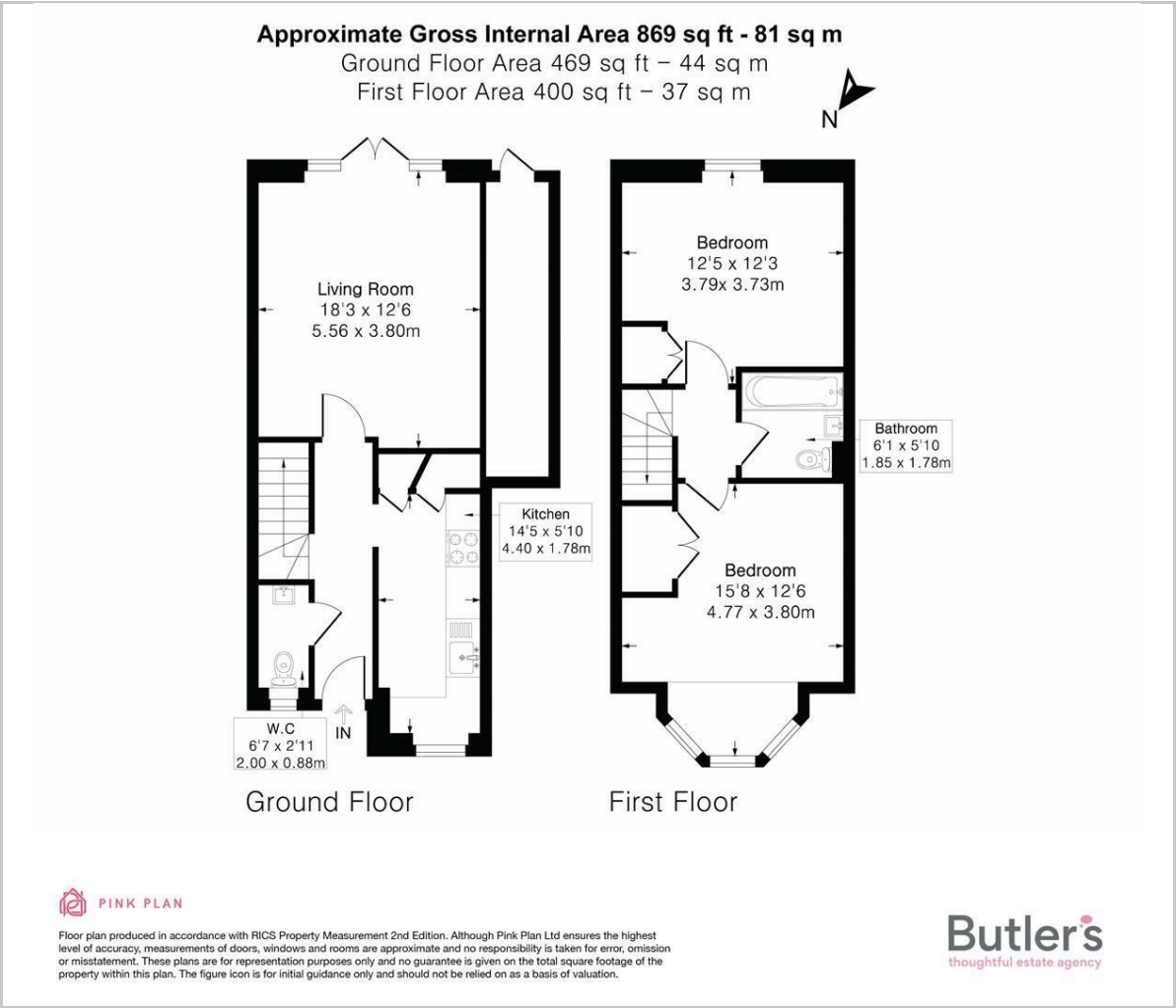
OUTSIDE

Landscaped Rear Garden

Large Store Room with Power



Floor Plan

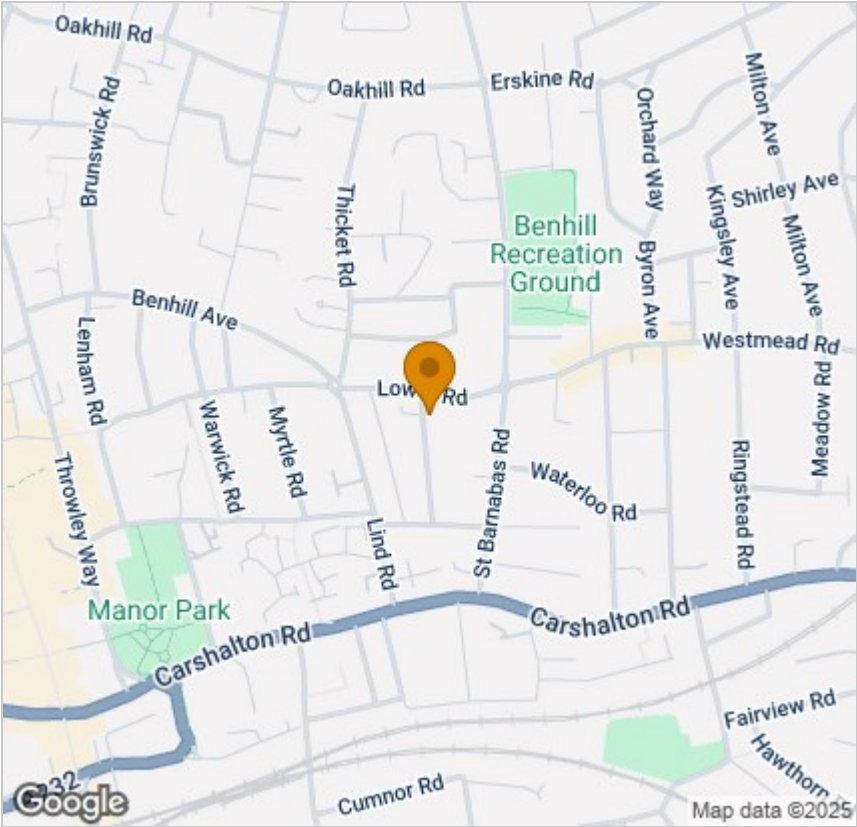


Viewing

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

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Area Map



Energy Efficiency Graph

