

**Butler's**  
thoughtful estate agency



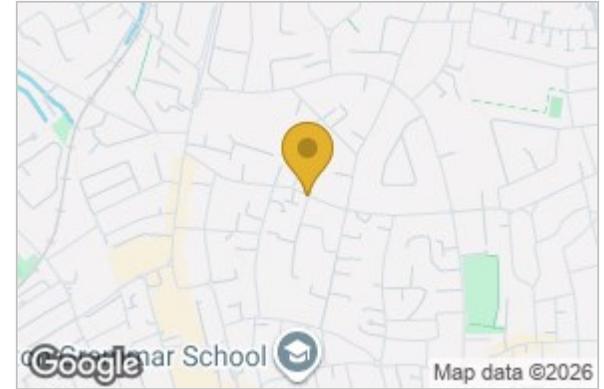
Oakhill Road  
Sutton, SM1 3AG  
Offers over £375,000

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# 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.

## Area Map



### 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

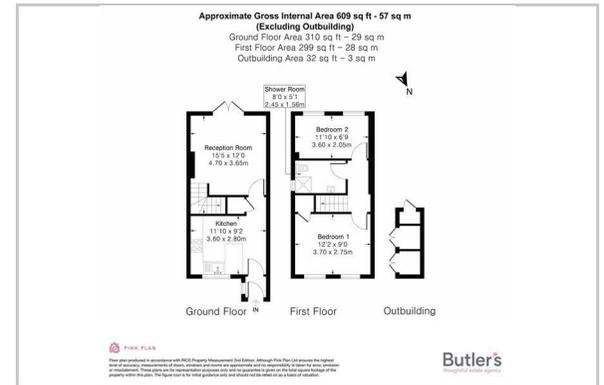
8' x 5'1 (2.44m x 1.55m)

### OUTSIDE

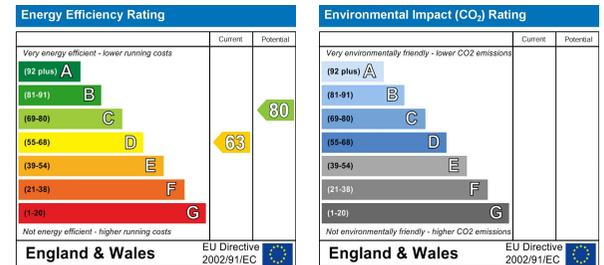
Driveway

Courtyard Rear garden

## Floor Plan



## Energy Efficiency Graph



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