

# Butler's

thoughtful estate agency



## Collingwood Road Sutton, SM1 2RB

Nestled in one of Sutton's most convenient roads, this wonderful home 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?

Collingwood Road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and West Sutton station providing quick links into the City.

Despite all of this, sitting in your landscaped rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book or have a few friends over.

Inside your home, you'll appreciate the amazing amount of work the seller has gone to, not just to update the house but also to retain the original features and charm.

Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility. With a lounge and the addition of a dining room, there is lots of space to incorporate a desk and 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 well-proportioned 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 three generous bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a modern & spacious ground floor bathroom.

Guide price £500,000

# Collingwood Road

## Sutton, SM1 2RB



- Stunning 3 bedroom period home
- Flowing ground floor reception space
- Modern ground floor bathroom
- Offering a wealth of features & charm
- Kitchen with utility area
- Close to excellent schooling, transport links & amenities
- In excellent condition throughout
- Gorgeous landscaped rear garden

### GROUND FLOOR

Hallway

Living Room

10'1 x 9'11 (3.07m x 3.02m)

Dining Room

11' x 10'7 (3.35m x 3.23m)

Kitchen

10'8 x 8' (3.25m x 2.44m)

Utility Room

8' x 4'7 (2.44m x 1.40m)

Bathroom

8' x 7'6 (2.44m x 2.29m)

### FIRST FLOOR

Bedroom

13'2 x 10'3 (4.01m x 3.12m)

Bedroom

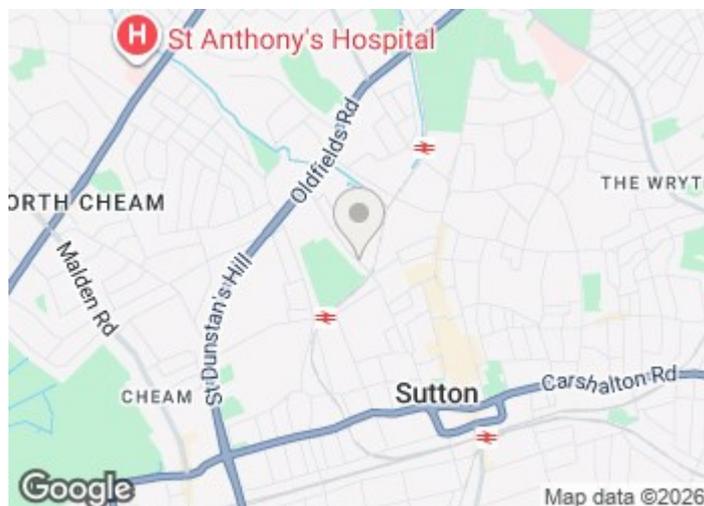
11'1 x 8' (3.38m x 2.44m)

Bedroom

9'7 x 8' (2.92m x 2.44m)

### OUTSIDE

Landscaped Rear Garden



[Directions](#)



# Floor Plan

**Approximate Gross Internal Area 892 sq ft - 83 sq m**  
 Ground Floor Area 526 sq ft – 49 sq m  
 First Floor Area 366 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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