



Butler's
thoughtful estate agency

Vernon Road
Sutton, SM1 4QX
Guide price £500,000

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GUIDE PRICE £500,000 - £530,000. This wonderful period home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a road on the doorstep of fabulous amenities, open spaces, schools and transport links? Vernon Road will surpass your expectations, as it's an extremely short distance into the high street, with you having outstanding schooling just a short walk away. Buses and Sutton Mainline station provide quick links into the City, so you can be from your sofa to London in well under an hour, amazing! Despite all of this, sitting in your pretty, cottage inspired rear south facing garden, you'd be forgiven for thinking you are in a more rural area - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Within the home, you'll appreciate the abundance of period features and charm that still remain, with the current sellers embracing a more 'country living' style. Inside, the layout of the ground floor offers a huge amount of versatility, with a gorgeous living room running adjacent to the separate dining room and kitchen beyond; a place where you can stretch your culinary skills, making family meals or holding those dinner parties you've always dreamed of. Upstairs, this house doesn't let you down; with three generous bedrooms (with one off another), there will be no issues with designating bedrooms for the kids. There is the potential to move a door and chimney breast if you would like a more 'conventional' layout, which would be subject to the relevant consents. Finishing off this lovely home internally is a downstairs bathroom serving all the rooms, which is perfectly situated centrally in the property, ideal for wherever you are in the house. On the outside, to the front, there is also potential for off-street parking, again subject to the relevant permissions.



GROUND FLOOR

Hallway

Living Room
12'10 x 11'5 (3.91m x 3.48m)

Dining Room
12'10 x 12'4 (3.91m x 3.76m)

Kitchen
10 x 9'4 (3.05m x 2.84m)

Bathroom
8'6 x 5'10 (2.59m x 1.78m)

FIRST FLOOR

Landing

Bedroom
12'10 x 11'5 (3.91m x 3.48m)

Bedroom
12'11 x 10'6 (3.94m x 3.20m)

Bedroom

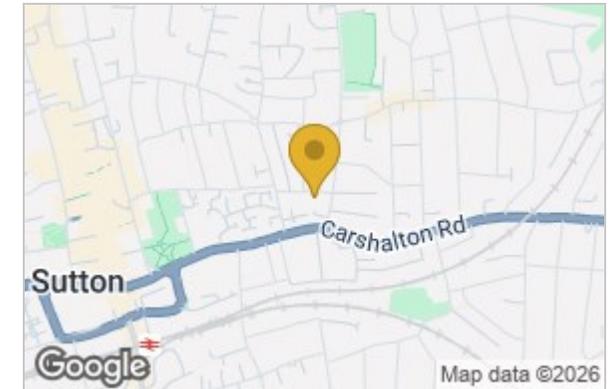
10'5 x 9'5 (3.18m x 2.87m)

OUTSIDE

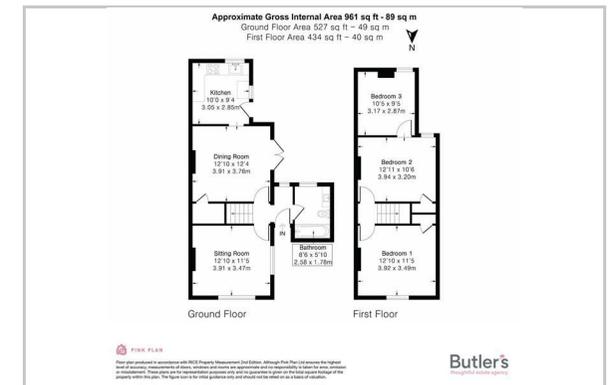
Front Garden

Rear Garden

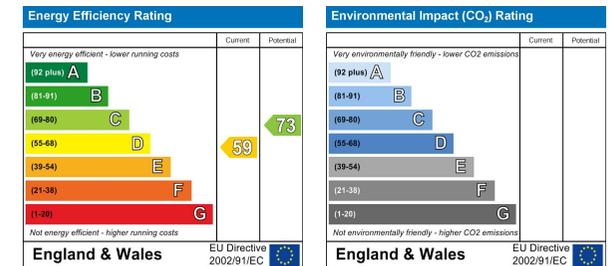
Area Map



Floor Plan



Energy Efficiency Graph



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