

# Butlers

thoughtful estate agency



Burnell Road  
Sutton, SM1 4EE  
Guide price £425,000



# Burnell Road, Sutton, SM1 4EE

If you are looking for a totally unique and one of a kind property, then we may just have the answer to your prayers at Burnell Road. This fantastic 2 bedroom maisonette has an incredible amount of period character and space, being approximately 1200 sq ft, and is a place you'll be proud to call your home - this really is an opportunity too good to miss! Location-wise, you are situated in a central Sutton position, on the doorstep of excellent amenities, open spaces and transport links - such as Sutton Common & Mainline stations being a short walk away, providing quick links into town. It's also just a quick stroll into the high street, with you having outstanding schooling in close proximity. On the outside, you'll appreciate the large garden accessed directly from the bi-fold doors of your huge living space. It's a tranquil place for you to enjoy a good book, catch some rays or even have a few friends over. Within the property itself, you'll appreciate the size of the rooms and although the property is ready to move into, there is loads of potential to put your own stamp on the spaces whilst you live there. The layout currently offers a huge amount of versatility, with a further reception room (that could be a further bedroom, subject to the relevant consents) leading from the living room, which in turn is adjacent to a generously sized kitchen with plenty of worksurfaces to cook up a storm in. Continuing the theme with large proportions, there are two double bedrooms, all served by a family bathroom. On the outside is where it gets exceptional. There is an aforementioned private garden, however the property also unusually comes with a garage and separate parking space offering a huge amount of convenience.



- GROUND FLOOR
- Private Garden
- Hallway
- Parking To Front
- Family/Dining Room
- Garage To Rear
- 17'7 x 16'11 (5.36m x 5.16m)

Living Room  
14'2 x 14' (4.32m x 4.27m)

Kitchen  
14'2 x 9'9 maximum (4.32m x 2.97m maximum)

Bedroom  
14'1 x 11'9 into bay (4.29m x 3.58m into bay)

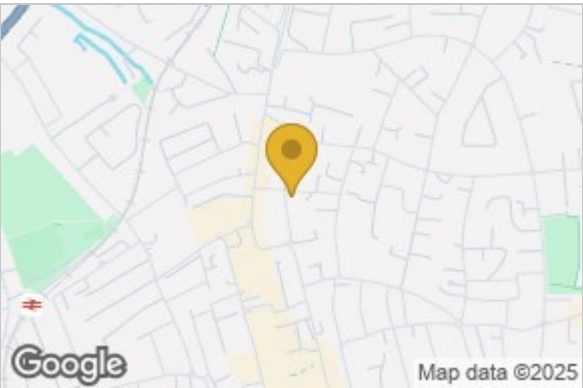
Bedroom  
11'11 x 9'9 (3.63m x 2.97m)

Bathroom  
6'9 x 5'6 (2.06m x 1.68m)

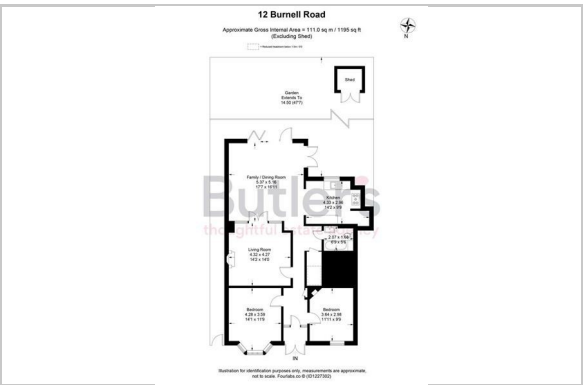
OUTSIDE



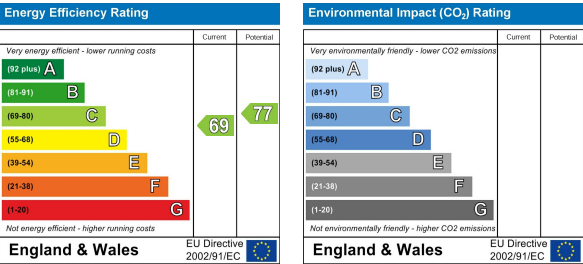
## Area Map



## Floor Plan



## Energy Efficiency Graph



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