



Reigate Avenue
Sutton, SM1 3JR
Guide price £575,000



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Having been extensively extended into the loft, this wonderful home has so much to offer, both inside and out. Position-wise, this convenient & coveted location is just a short walk into Sutton, with you having outstanding schooling on your doorstep. Sutton Common & mainline stations are also close by, providing quick links into the City - you'll be from your sofa to London in well under an hour. Despite all of this, sitting on your decking overlooking your 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, catch some rays or have friends over. There is even a hard standing to the rear of the plot that provides off street parking. Inside your home, the sellers have updated and looked after the house during their tenure, meaning you can just pack your bags and move straight in, yet there is still the opportunity to mark your own mark. Upstairs, you'll be spoilt for choice with four bedrooms and 2 bathrooms for maximum convenience, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge/diner with a gorgeous bay, overlooking your shielded front garden. Get together and dinner parties will impress, with their being a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the fantastic, well appointed, refitted kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, with even further potential to one day extend to the rear - subject to the relevant consents.



GROUND FLOOR

- Porch
- Living/Dining Room
30'2 x 11'10 (9.19m x 3.61m)
- Kitchen
13'10 x 11'5 (4.22m x 3.48m)

FIRST FLOOR

- Landing
- Bedroom
14'8 x 11'2 into bay (4.47m x 3.40m into bay)

- Bedroom
11'10 x 9'10 (3.61m x 3.00m)

- Bedroom
8'6 x 7'1 (2.59m x 2.16m)

- Bathroom
8'2 x 7'7 (2.49m x 2.31m)

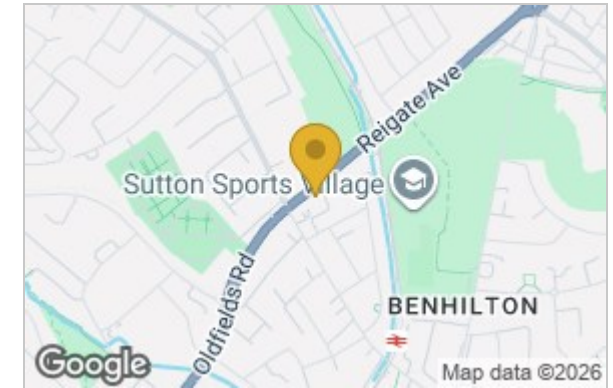
SECOND FLOOR

- Landing
- Master Bedroom
19'8 x 18'1 maximum (5.99m x 5.51m maximum)
- En-Suite
7'1 x 5'10 (2.16m x 1.78m)

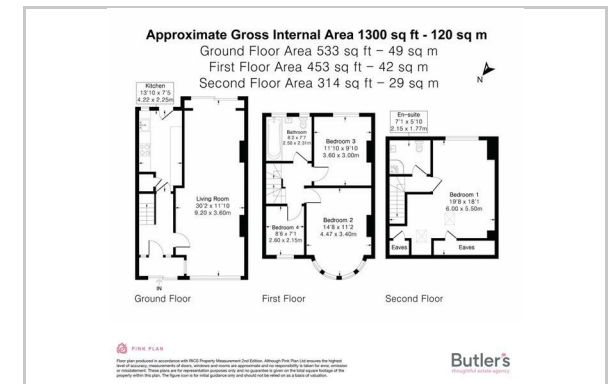
OUTSIDE

- Front Garden
- Rear Garden
- Parking Area

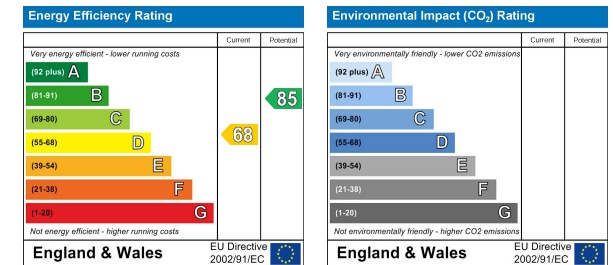
Area Map



Floor Plan



Energy Efficiency Graph



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