

Butler's

thoughtful estate agency



William Road
Sutton, SM1 4QT

Offers over £365,000



William Road, Sutton, SM1 4QT

Being in our opinion exceptional value, this charming 2 bedroom home really is a light and airy house that has been well looked after over the years, yet still offers enough scope to really put down your own mark. It has all the space you could wish for, especially if you love to entertain your friends and family. Location-wise it couldn't get any better. Set within a quiet road, yet in a highly convenient central position, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to the High Street and also going for walks in the green open spaces close by, all of which will enhance your quality of life. Inside William Road, the living room is a fabulous space for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. Breakfast ready, you'll be sitting down with your loved ones in the adjacent kitchen/dining area, looking forward to the day ahead. This is the real heart of the home, with a generous amount of workspace to really cook up a storm in, which in turn gives access to the garden. Upstairs, the bedrooms will truly impress in what are great proportions, with lots of space for your wardrobes in each room. All the rooms are then served by the bathroom on the ground floor. Finally, when it's time to get outside into the fresh air, you'll love the aforementioned courtyard garden that is a huge bonus for a property in this price range!



GROUND FLOOR

Porch

Living Room
15'11" x 11'9" maximum (4.57m' x 3.58m maximum)

Kitchen/Diner
15' x 10' (4.57m x 3.05m)

Lobby

Bathroom
6'11" x 4'3" maximum (2.11m x 1.30m maximum)

FIRST FLOOR

Landing

Bedroom
15' x 10'1 (4.57m x 3.07m)

Bedroom
10'1 x 9'5 (3.07m x 2.87m)

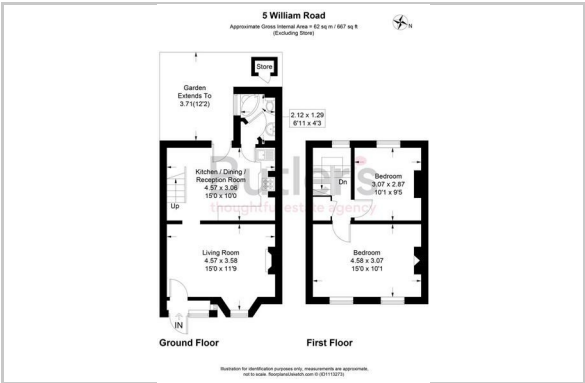
OUTSIDE

Courtyard Garden

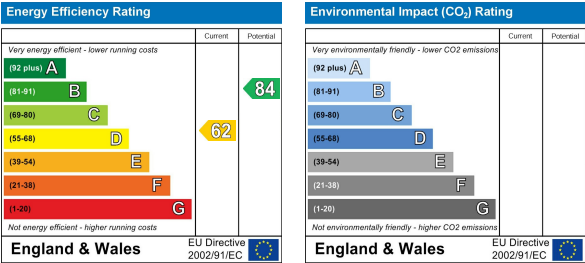
Area Map



Floor Plan



Energy Efficiency Graph



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