

# Butler's

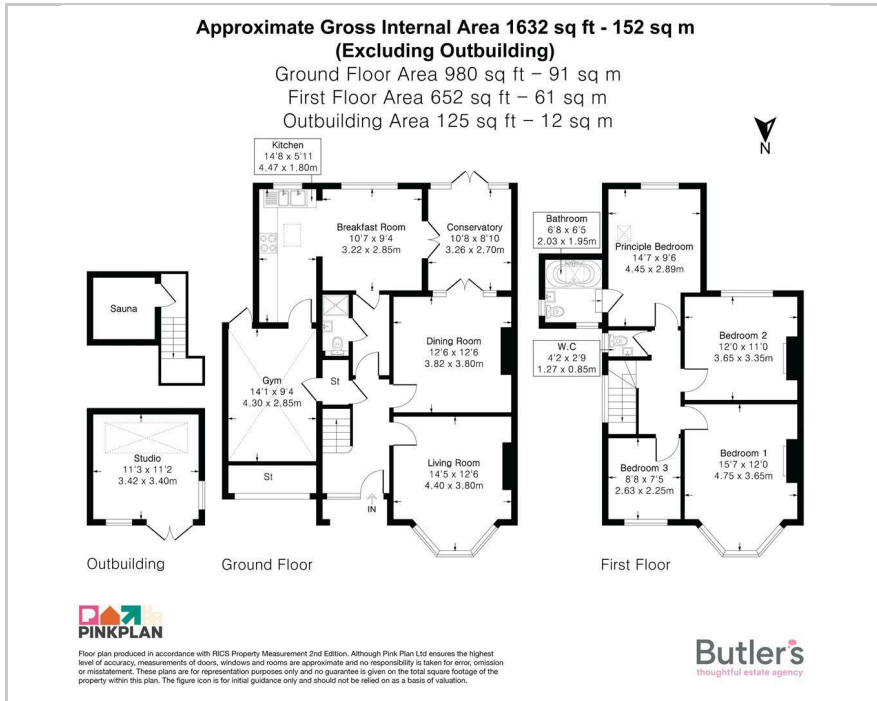
thoughtful estate agency



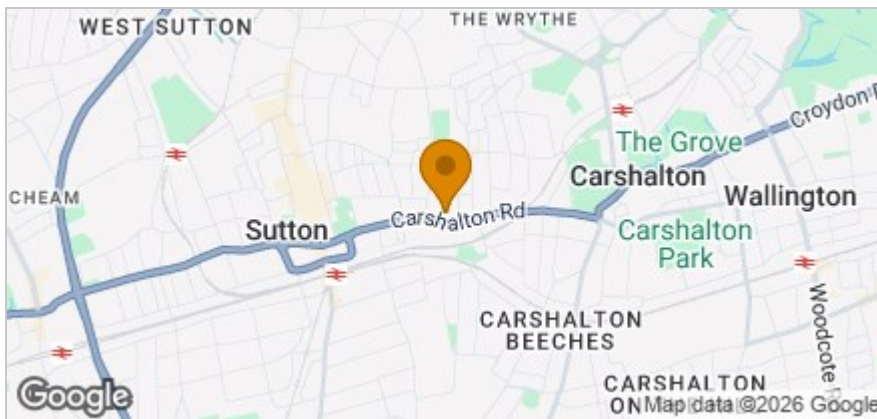
Bramley Road, Sutton, SM1 4NN  
Guide price £700,000



## Floor Plan



## Area Map



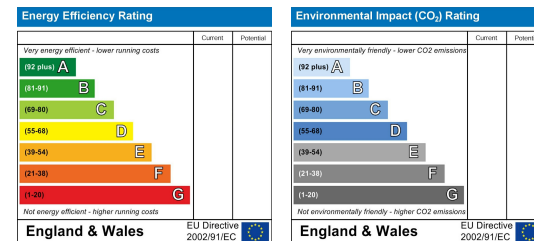
## Accommodation

- Stunning 4 bedroom semi-detached family home
- Extended with scope to easily add a further bedroom and bathroom
- Beautifully presented throughout with a thoughtful attention to detail
- 3 Reception rooms with a separate conservatory enjoying views over the garden
- A bathroom serving each floor with an additional W/C to the upper level
- South-facing garden boasting a rased decked area with large outbuilding
- Gorgeous master bedroom with vaulted ceiling & exposed beams
- Driveway and garage (currently separated into a storage area and home gym)
- Sauna 'bunker' conversion in the garden
- Quiet yet central location ideally located for outstanding schooling, transport links & amenities

## Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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