

# Butler's

thoughtful estate agency



Beulah Road  
Sutton, SM1 2QQ  
Guide price £400,000





Beulah Road, Sutton, SM1 2QQ

This wonderful 2-bedroom period home in our opinion represents exceptional value. It really is a light and airy house that has been well looked after by the current owners and offers all the space you could wish for in this price range, 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 Beulah Road, you can just pack your bags and move straight in; however there is also lot's of scope to make the house your own. The living room is a great room 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 with your loved ones in the adjacent dining room, looking forward to the day ahead. The kitchen really is the heart of the home, with a generous amount of workspace to really cook up a storm in. Upstairs, the bedrooms will truly impress in what are good proportions, with lots of space for your wardrobes in each room. All the rooms are then served by the family bathroom on the ground floor. Finally, when it's time to get outside into the fresh air, you'll love the level garden which is perfect for get-togethers during these warmer months.



GROUND FLOOR

Hallway

Living Room  
13'1 x 11'2 into bay (3.99m x 3.40m into bay)

Dining Room  
14'1 x 11'2 maximum (4.29m x 3.40m maximum)

Kitchen  
10'2 x 6'5 (3.10m x 1.96m)

Bathroom  
9'10 x 7'2 (3.00m x 2.18m)

FIRST FLOOR

Landing

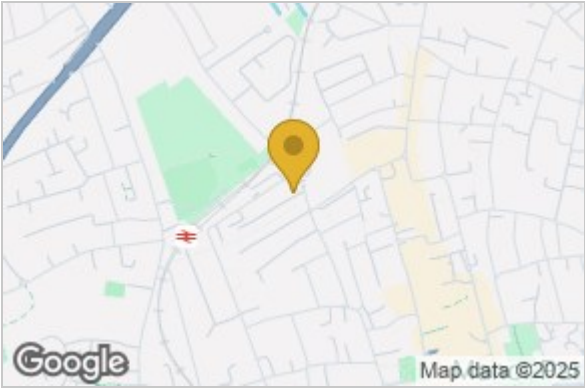
Bedroom  
14'1 x 11'4 maximum (4.29m x 3.45m maximum)

Bedroom  
11'2 x 8'4 maximum (3.40m x 2.54m maximum)

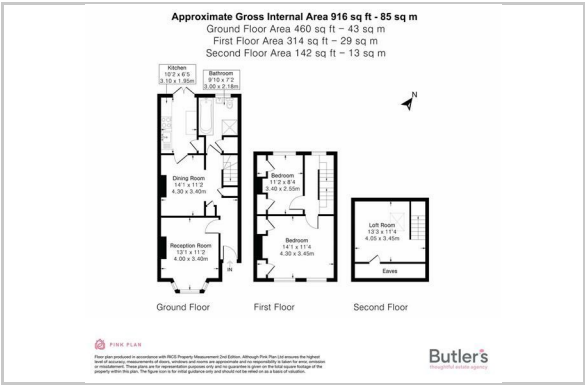
OUTSIDE

Rear Garden

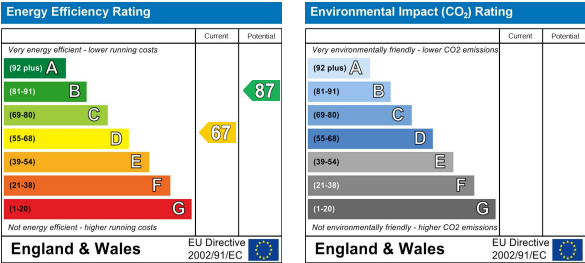
Area Map



Floor Plan



Energy Efficiency Graph



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