

# Butler's

thoughtful estate agency



Sutton Common Road  
Sutton, SM1 3HJ  
Guide price £575,000





Sutton Common Road, Sutton, SM1 3HJ

Positioned in one of Sutton's most convenient roads, this lovely home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Sutton Common Road will surpass your expectations, as it's just a short distance to Sutton High Street, with you having excellent schooling close by. Sutton Common is a just a stone's throw away, providing quick links into the City. Despite all of this, looking onto your fabulous rear garden, you'd be forgiven for thinking you were in a far more serene locality; tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home the house has a fantastic 'feel' with the current seller having updated the property throughout their ownership, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. The bathroom is also a real joy, modern and well suited for the family. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the fantastic dining area that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely, modern 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. But there's more! There is the bonus of a family room with a vaulted ceiling, perfect for a standalone dining space, to work in or even to use as a play room for the kids. Outside, to the front of the property you'll also love the convenience of a garage and a very large driveway providing ample off street parking.



GROUND FLOOR

- Hallway
- Living Room  
15'7 x 10'8 (4.75m x 3.25m)
- Dining Room  
11'6 x 10'2 (3.51m x 3.10m)
- Kitchen  
8'4 x 5'11 (2.54m x 1.80m)
- Family Room  
13'7 x 13'3 (4.14m x 4.04m)

- Bedroom  
8'8 x 6' (2.64m x 1.83m)
- Bathroom  
5'10 x 5'7 (1.78m x 1.70m)
- OUTSIDE
- Large Front Driveway
- Rear Garden
- Garage  
16'1 x 8'6 (4.90m x 2.59m)

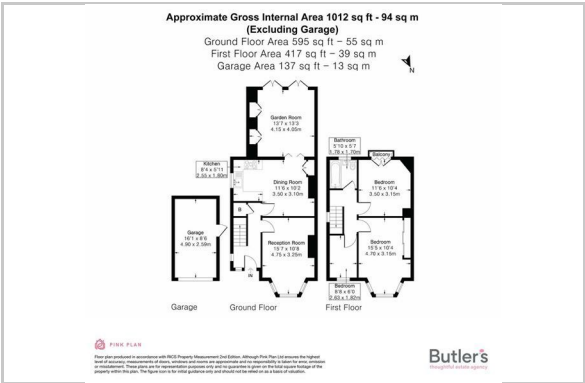
FIRST FLOOR

- Landing
- Bedroom  
15'5 x 10'4 into bay (4.70m x 3.15m into bay)
- Bedroom  
11'6 x 10'4 (3.51m x 3.15m)

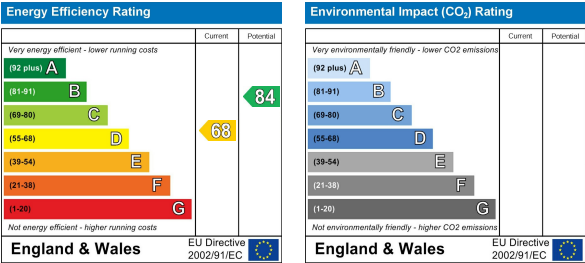
Area Map



Floor Plan



Energy Efficiency Graph



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