

# Butler's

thoughtful estate agency

Vicarage Road  
Sutton, SM1 1QN  
Guide price £425,000





# Vicarage Road, Sutton, SM1 1QN

Located in one of Sutton's most convenient yet quiet roads, this wonderful semi-detached house has so much to offer, both inside and out, along with the added benefit of having no onward chain. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Vicarage Road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schools and 3 train stations close by, providing quick links into the City. Despite all of this, sitting in your level 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 even have a few friends over. Inside your home, you'll appreciate the features and charm, with current condition meaning you can just pack your bags and move straight in. The layout of the ground floor offers a huge amount of versatility, with sperate living and dining rooms so you can relax in one area, with a zone dedicated for desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties and soirees you've been dreaming of for some time now. If we're on the money with the latter, the kitchen means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills! Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a spacious bathroom serving all the rooms, also ideally set on the first floor - with a garden room on the ground floor that even boasts a cloakroom!



## GROUND FLOOR

Hallway

Living Room  
11'11 x 10'5 (3.63m x 3.18m)

Dining Room  
11'11 x 9'7 (3.63m x 2.92m)

Kitchen  
8'10 x 6' (2.69m x 1.83m)

Garden Room  
8'11 x 6'7 (2.72m x 2.01m)

Cloakroom  
4'1 x 2'7 (1.24m x 0.79m)

## FIRST FLOOR

Landing

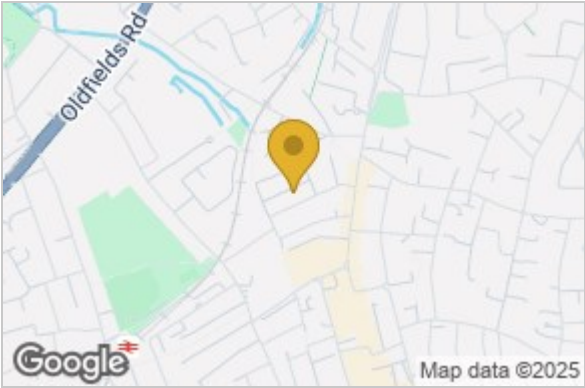
Bedroom  
11'11 x 10'5 (3.63m x 3.18m)

Bedroom  
11'11 x 9'7 (3.63m x 2.92m)

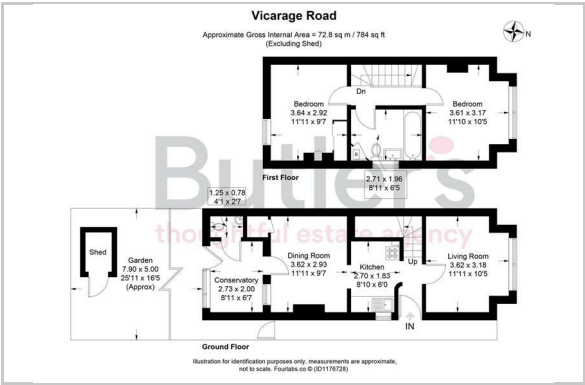
Bathroom  
8'11 x 6'5 (2.72m x 1.96m)

OUTSIDE  
Rear Garden

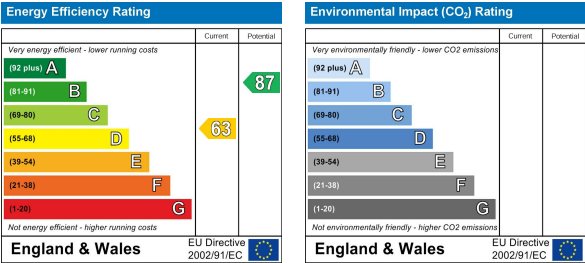
## Area Map



## Floor Plan



## Energy Efficiency Graph



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