



Ardleigh Gardens  
Sutton, SM3 9PJ

Guide price £550,000



3



1



2



4



# Ardleigh Gardens

Sutton, SM3 9PJ

This semi-detached home is in need of some cosmetic updating but comes with bags of potential, especially being set in such a fabulous location and having already been extended.

Have you ever dreamed of living in a quiet cul-de-sac, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into Sutton and North Cheam, with you having excellent schooling in close proximity. Buses and St Helier/Sutton Common stations are also a short distance away, providing quick links into the City, so you can be from your sofa to London in well under an hour. Despite all of this, when the work is done and you can relax in your well-shielded & level rear garden, you'll benefit from a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Within the home, you'll appreciate the abundance of features and charm that still remain, having been owned and much loved by the same family for many years - ideal for you to be sympathetic during your renovations.

Inside, the layout of the ground floor currently offers a huge amount of versatility, with a spacious living/dining room that you can have arranged in a variety of ways, which is also adjacent to the kitchen. As this area has been extended, it offers an additional space to dine, leading to a separate utility room.

Upstairs, there is potential in abundance. With two great-sized double bedrooms and generous single, it will be a tough choice about who gets what room! Finishing off the house internally is a bathroom serving all the rooms, with a driveway and garden to the front on the outside, leading to an integrated garage.







## GROUND FLOOR

Porch

Hallway

Living/Dining Room  
25'7 x 10'10 (7.80m x 3.30m)

Kitchen/Breakfast Room  
17'6 x 9'3 (5.33m x 2.82m)

Utility Room  
7'7 x 7' (2.31m x 2.13m)

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
13'6 x 10'8 maximum (4.11m x 3.25m maximum)

Bedroom  
12' x 10'8 maximum (3.66m x 3.25m maximum)

Bedroom  
8'11 x 6'11 maximum (2.72m x 2.11m maximum)

Bathroom  
6'8 x 6'1 (2.03m x 1.85m)

## OUTSIDE

Rear Garden

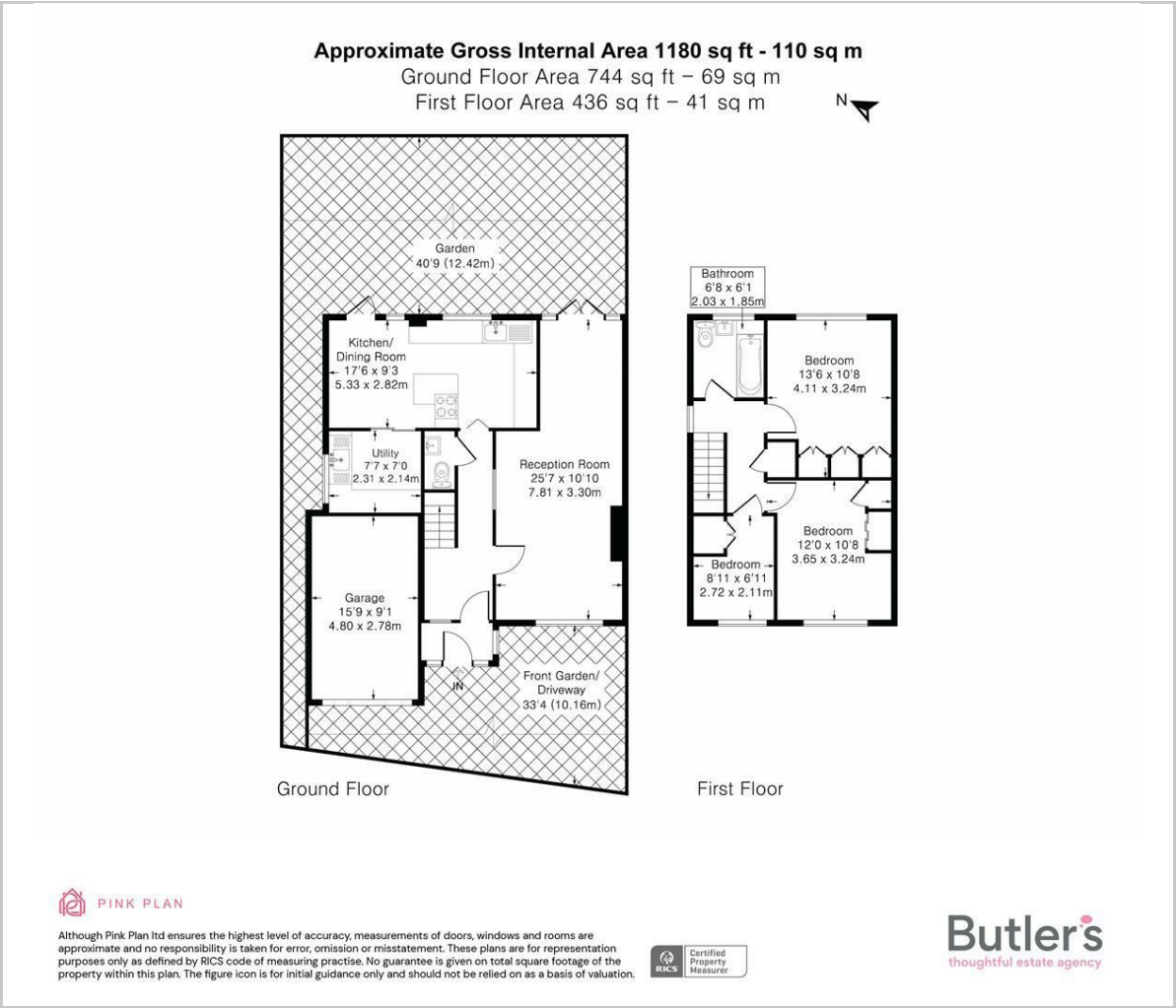
Front Garden

Garage  
15'9 x 9'1 (4.80m x 2.77m)





Floor Plan



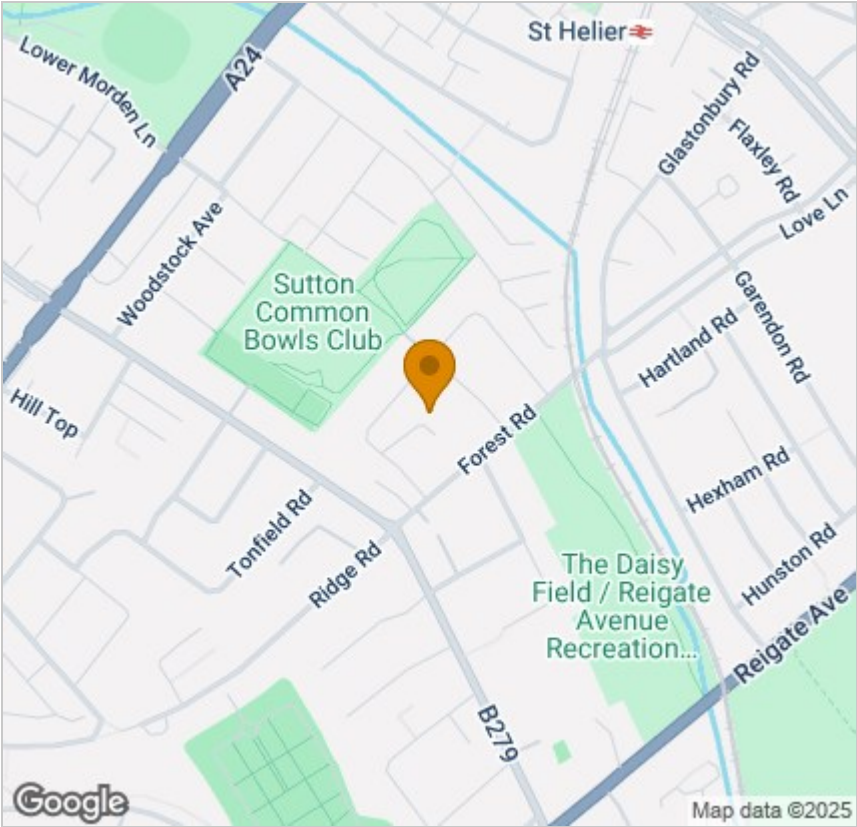
Viewing

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

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Area Map



Energy Efficiency Graph

