Butler's
thoughtful estate agency

Ashton Close

Sutton, SM1 2HJ

Guide price £450,000

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Ashton Close, Sutton, SM1 2HJ

This end of terrace home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location. 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 just a quick stroll into the high street, with you having outstanding schooling in close proximity. West Sutton station is literally adjacent, providing quick links into the City, so you can be into London in no time at all. Despite all of this, sitting in your level rear garden, you'd be forgiven for thinking you were in a much more tranquil place, great for you to enjoy a good book or even have a few friends over when the work is done. Within the home, you'll appreciate the opportunity to create a space that is bespoke for you and your family. Inside, the layout of the ground floor currently offers a huge amount of versatility, with a double reception room, kitchen and larder/utility space. Upstairs, there is space in abundance in this price range with three bedrooms, so it will be a tough choice about which one to make your own. Finishing off the house internally is a bathroom serving all the rooms. On the outside there is also a garage en-bloc and the bonus of a raised flower bed that could potentially provide off street parking to the front if needed, subject to the relevant consents.

GROUND FLOOR

Vestibule

Living/Dining Room
25'11 x 14'8 (7.90m x 4.47m)

Kitchen (incorporating larder)
12'2 x 7'7 maximum (3.71m x 2.31m maximum)

FIRST FLOOR

Landing

Bedroom
15'3 x 8'6 (4.65m x 2.59m)

Bedroom
10'10 x 8'6 (3.30m x 2.59m)

Bedroom
10'2 x 6' (3.10m x 1.83m)

Bathroom
6'4 x 6'2 (1.93m x 1.88m)

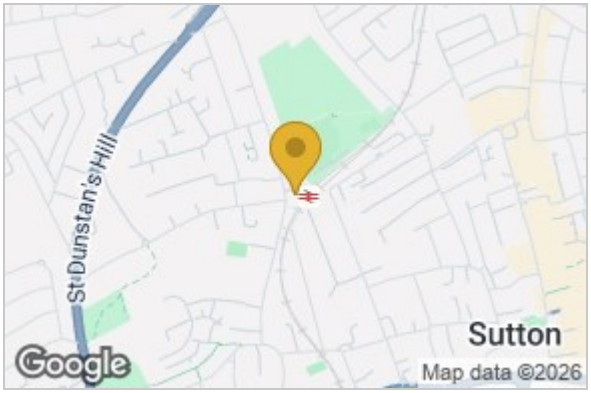
OUTSIDE

Rear Garden

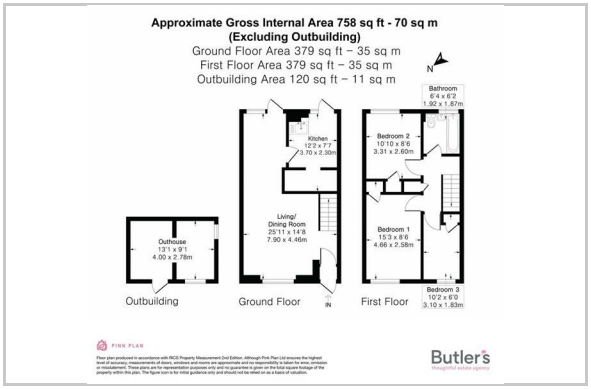
Outbuilding
13'1 x 9'1 (3.99m x 2.77m)

Garage En-Bloc

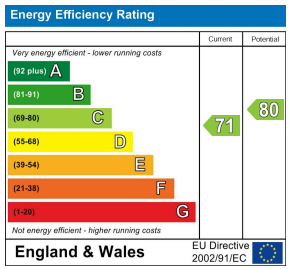
Area Map

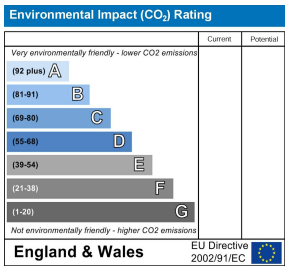


Floor Plan



Energy Efficiency Graph





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