



Whitby Gardens  
Sutton, SM1 3NA  
Guide price £415,000



# Whitby Gardens, Sutton, SM1 3NA

Positioned in a highly convenient & quiet location overlooking a green, this excellent home has so much to offer. Location wise, Whitby Gardens will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and Sutton Common station providing quick links into the City. Despite all of this, sitting in your generously proportioned 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 overall size and layout having been extended historically, with the house also having the potential for you to place your own stamp on it as you go along. Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility with a fantastic lounge and separate reception room, perfect for a 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 you've been dreaming of for some time now. If we're on the money with the latter, the well proportioned kitchen means you can cook up a storm in on what could be a fabulous space to prepare meals. Upstairs, this house doesn't let you down; with two double bedrooms, there will be no grumbles from the kids or guests with their room. Finishing off this lovely home is a ground floor bathroom and an additional W/C on first floor, with a driveway to the front adding to the appeal.



## GROUND FLOOR

Hallway

Living Room  
16'5 x 12' (5.00m x 3.66m)

Kitchen  
10'6 x 8'2 (3.20m x 2.49m)

Dining Room  
11'3 x 8'2 (3.43m x 2.49m)

Bathroom  
8'10 x 4'4 (2.69m x 1.32m)

Seperate W/C  
8'6 x 2'1 (2.59m x 0.64m)

## FIRST FLOOR

Landing

Bedroom  
15'1 x 12' maximum (4.60m x 3.66m maximum)

Bedroom  
12'2 x 9'11 maximum (3.71m x 3.02m maximum )

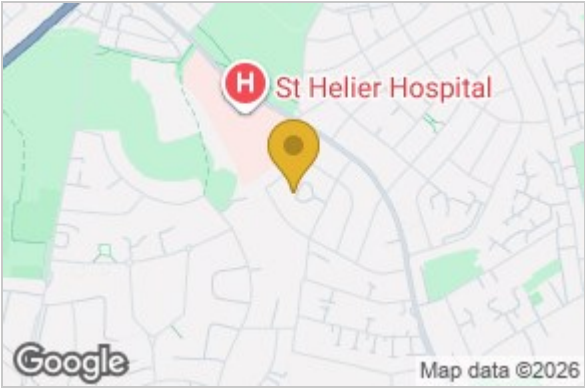
Seperate W/C  
5'8 x 2'9 (1.73m x 0.84m)

OUTSIDE

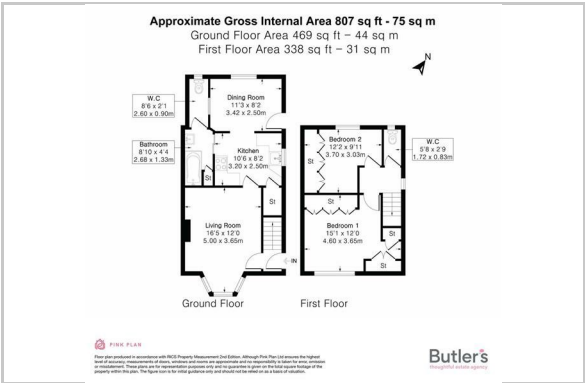
Driveway

Rear Garden

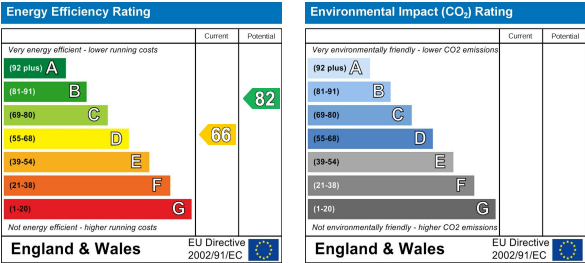
## Area Map



## Floor Plan



## Energy Efficiency Graph



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