

# Butler's

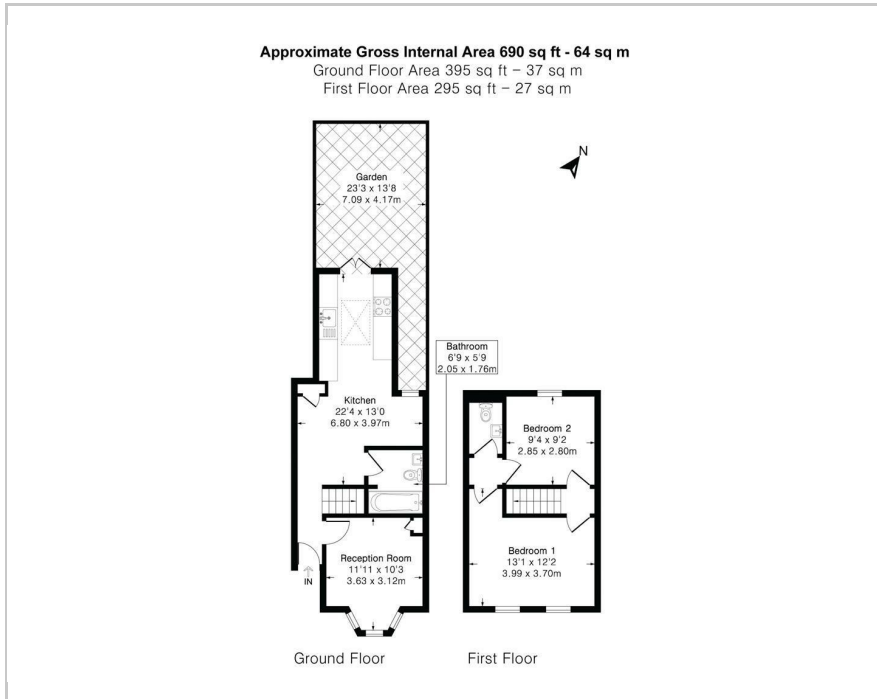
thoughtful estate agency



Beulah Road, Sutton, SM1 2QQ  
Guide price £475,000



## Floor Plan



## Accommodation

- Remodeled & refurbished 2 double bedroom house
- NO ONWARD CHAIN
- High quality finish throughout
- Solar PV panels
- Large, flowing open plan kitchen/diner
- Ground floor bathroom & first floor 'Jack & Jill' W/C
- Level rear garden - scheduled for landscaping soon
- Quiet & central Sutton location
- Close to excellent schooling, transport links & amenities
- \*Please note some of the external images have been digitally amended

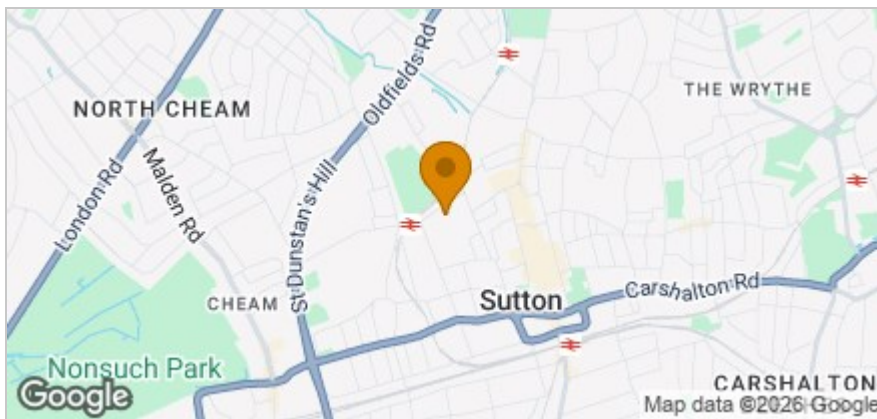


## Viewing

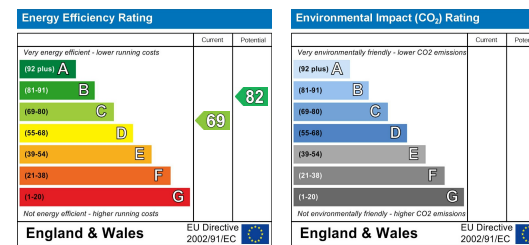
Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)