

# Butler's

thoughtful estate agency



Downs Road  
Sutton, SM2 5NR

Guide price £500,000



## Downs Road

Sutton, SM2 5NR

This gorgeous 2-bedroom period home really is a light and airy house that has been fastidiously cared for by the current owner, having maintained and updated the property throughout their occupation. What is impressive is the house still holds on to a wealth of period features, whilst offering all the space you could wish for - especially if you love to entertain your friends and family. Location-wise it couldn't get any better. Set within a highly convenient central position, you have incredible schooling, transport links and amenities on your doorstep, such as Belmont station just couple of minutes walk away. You'll be spoilt for choice for dining out, as you are so close to Sutton, Belmont and Banstead, with plenty of options for going on walks in the green open spaces close by, all of which will enhance your quality of life. Inside Downs Road, as the condition really is so great, you can just pack your bags and move straight in. The living room is a fabulous space for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. Breakfast ready, you'll be sitting with your loved ones in the adjacent dining room, looking forward to the day ahead. The kitchen really is the heart of the home, with a generous amount of workspace to really cook up a storm in. Upstairs, the bedrooms will truly impress in what are excellent proportions, with lots of space for your wardrobes in each room. This is impressive, but the property also boasts a first floor cloakroom for maximum convenience, which is in addition to the existing, refitted family bathroom on the ground floor, which has been sympathetically done with a separate bath and shower. Finally, when it's time to get outside into the fresh air, you'll love the beautiful landscaped garden which is perfect for get-togethers during these warmer months - with there even being access onto the downs directly from your property.





## GROUND FLOOR

Hallway

Living Room  
13'11" x 12' (4.24m x 3.66m)

Dining Room  
13'11" x 10'8" (4.24m x 3.25m)

Kitchen  
11'10" x 10'10" (3.61m x 3.30m)

Bathroom

## FIRST FLOOR

Landing

Bedroom  
14'1" x 10' (4.29m x 3.05m)

Bedroom  
17'5" x 9'10" (5.31m x 3.00m)

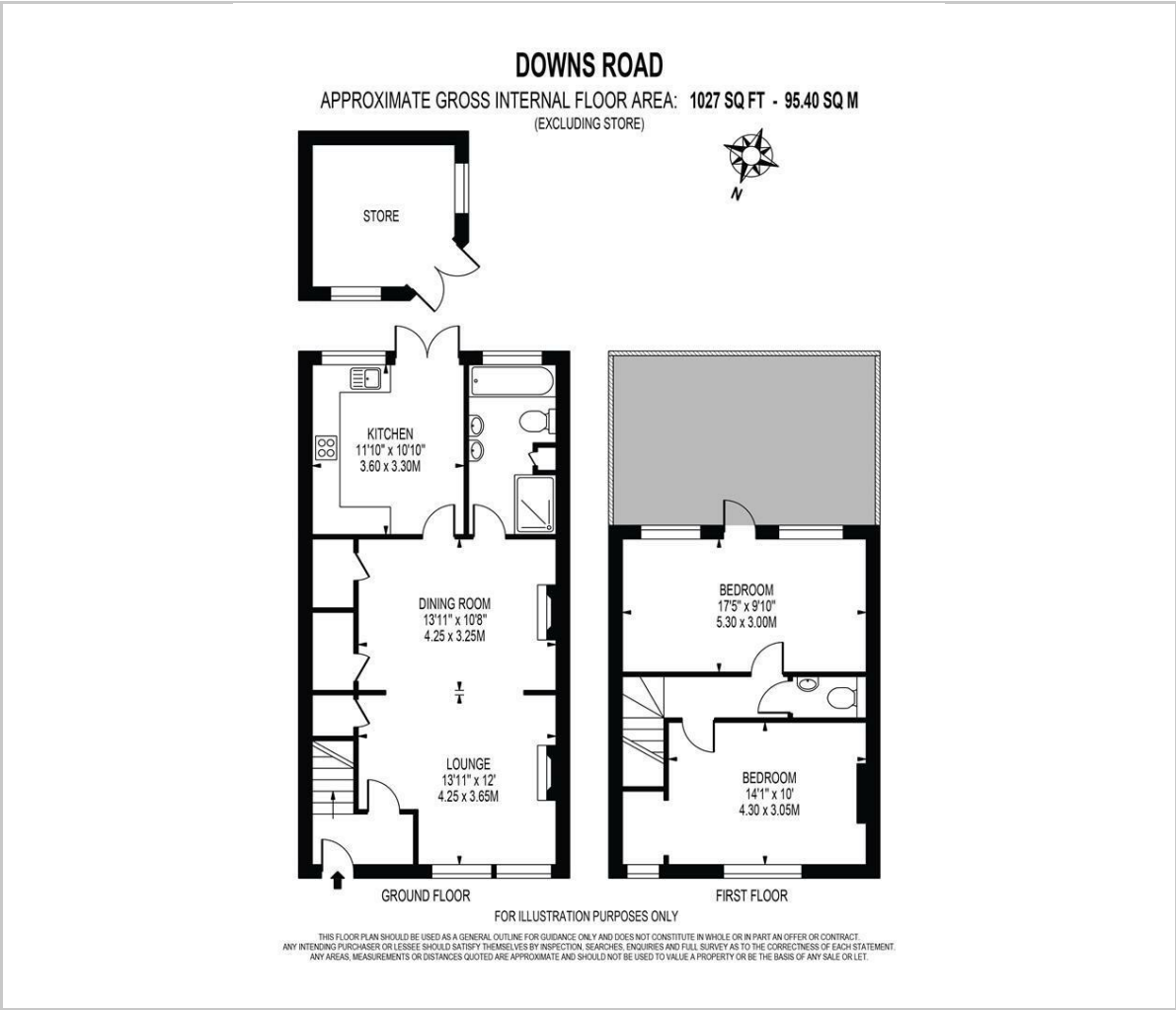
Cloakroom

## OUTSIDE

Front Patio Area

Rear Garden

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

