

Butler's
thoughtful estate agency

Sydney Road
Sutton, SM1 2QL
Guide price £425,000



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This gorgeous 2-bedroom period home really is a light and airy house that has been fastidiously cared for by the current owners, having maintained and updated the property throughout their occupation and offers 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 quiet road, yet in a highly convenient central position, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out, as you are so close to the High Street and also going for walks in the green open spaces close by, all of which will enhance your quality of life. Inside Sydney 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 kitchen/dining area, looking forward to the day ahead. It 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 good proportions, with lots of space for your wardrobes in each room. This is impressive, especially as the property has had an en-suite shower room fitted in the master bedroom for maximum convenience, which is in addition to the existing modern family bathroom on the ground floor. Finally, when it's time to get outside into the fresh air, you'll love the wonderful landscaped garden which is perfect for get-togethers during these summer months.



GROUND FLOOR

- Hallway
- Living Room
11'8 x 10'4 into bay (3.56m x 3.15m into bay)
- Kitchen/Dining Room
13'4 x 9'5 (4.06m x 2.87m)
- Utility Room
9'1 x 6'2 (2.77m x 1.88m)

- Bedroom
13'3 x 9'6 maximum (4.04m x 2.90m maximum)

- ## OUTSIDE
- Rear Garden
 - Storage Room

- Bathroom
9'2 x 5'5 (2.79m x 1.65m)

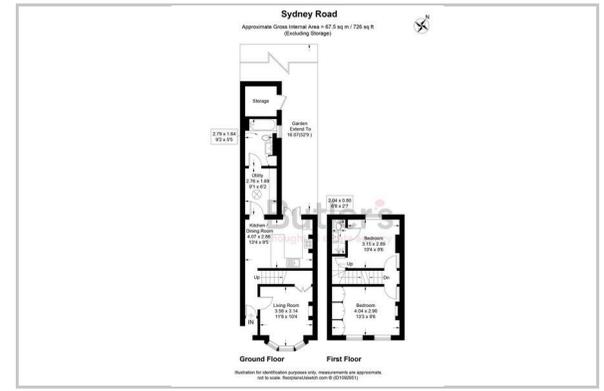
FIRST FLOOR

- Landing
- Bedroom
10'4 x 9'6 (3.15m x 2.90m)
- En-Suite
6'8 x 2'7 (2.03m x 0.79m)

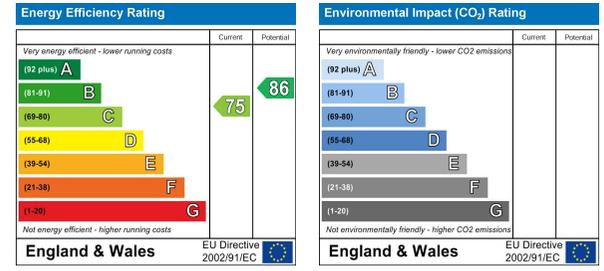
Area Map



Floor Plan



Energy Efficiency Graph



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