

# Butler's

thoughtful estate agency



Morland Road  
Sutton, SM1 4RP

Guide price £550,000



# Morland Road

Sutton, SM1 4RP

Located in one of central Sutton's most convenient roads, this three-bedroom period home is not to be missed. This home has been well cared for by the current owners and has been extended and updated throughout their occupation. It offers ample space and is ideal for a growing family.

The location is highly convenient. Set within a quiet, non-cut-through road, yet in a very desirable area, you have access to excellent schools, transport links, and amenities nearby.

The property is offered in good order, with a comfortable lounge space. The main living area of the home is the kitchen, which offers a generous amount of workspace. The adjacent dining room is semi-open plan, making it suitable for family meals and entertaining.

Upstairs on the first floor, the bedrooms are well proportioned, with sufficient space for wardrobes in each room. This floor is served by a practical family bathroom, updated in keeping with the period of the property.

On the second floor, the loft conversion provides light and spacious double bedroom with en-suite, which can be used as a private retreat and is ideally suited as the main bedroom.

Finally, outside, there is a well-sized garden suitable for all ages and a variety of uses, with a useful covered side area.



GROUND FLOOR



Hallway

Living Room

11'6 x 10'6 (3.51m x 3.20m)

Dining Room

14'6 x 13'11 (4.42m x 4.24m)

Kitchen

10'6 x 8'6 (3.20m x 2.59m)

FIRST FLOOR

Landing

Bedroom

14' x 11'9 (4.27m x 3.58m)

Bedroom

14'8 x 7'7 (4.47m x 2.31m)

Bathroom

10'6 x 8'3 (3.20m x 2.51m)

SECOND FLOOR

Landing

Bedroom

18' x 13'9 maximum (5.49m x 4.19m maximum)

En-Suite

7'10 x 5' (2.39m x 1.52m)

OUTSIDE

Covered Side Area

Rear Garden

## Floor Plan

### Approximate Gross Internal Area 1166 sq ft - 107 sq m

Ground Floor Area 457 sq ft - 42 sq m

First Floor Area 457 sq ft - 42 sq m

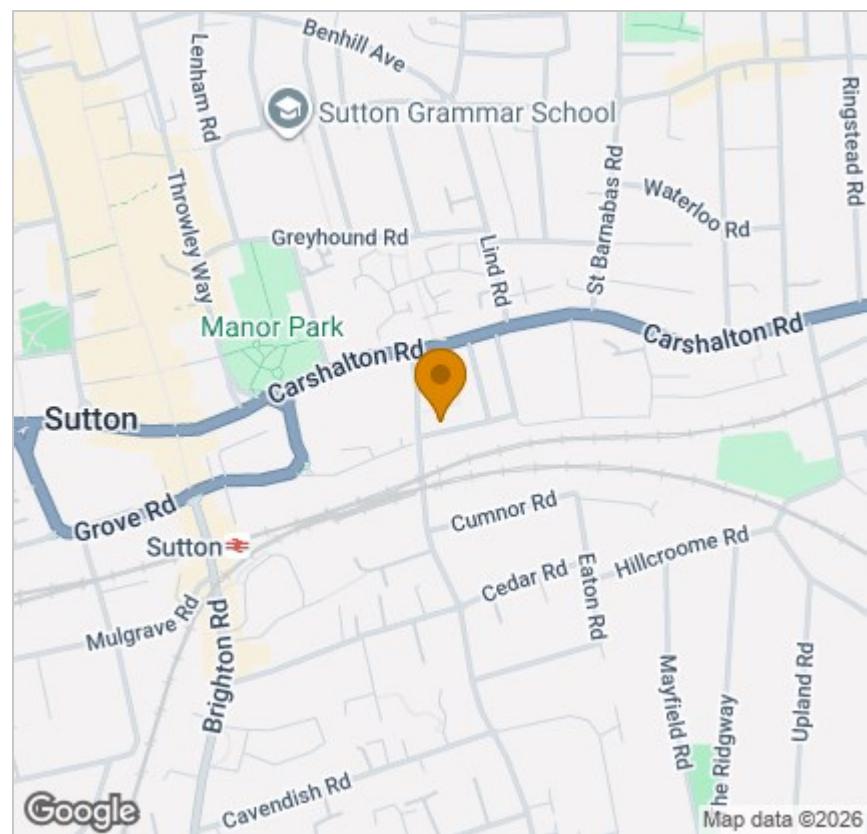
Second Floor Area 252 sq ft - 23 sq m



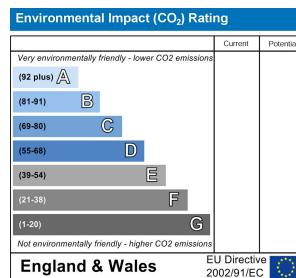
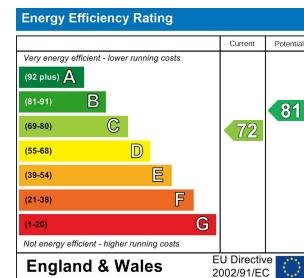
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## Area Map



## Energy Efficiency Graph



## 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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