

# Butler's

thoughtful estate agency



Blenheim Road  
Sutton, SM1 2PX

Offers over £700,000

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# Blenheim Road

Sutton, SM1 2PX

**SIMPLY STUNNING!** Nestled in one of Sutton's most convenient locations, this amazing, extended, semi-detached family home has so much to offer, both inside and out. It's also situated in a quiet road that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with great transport links such as buses and Sutton Common station literally at the end of your road providing quick links into the City. Inside the the house, you'll appreciate the incredible amount of work the property has had over the current sellers' ownership, meaning you can just pack your bags and move straight in. The ground floor is a gorgeous layout that is perfect for families, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, family get-togethers, dining and even for when you work from home. If you like to entertain, the excellent family/dining room has access to your rear garden, and is a lovely place for you to enjoy a good book, host a dinner party - or you could use the room as a second lounge like the current owner does! The living room is also perfect, with a modern yet homely feel, boasting a handsome bay with views to the front. The kitchen has plenty of work-surfaces, allowing you to cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Upstairs, this house certainly doesn't let you down; with 4 well-proportioned bedrooms and family bathroom, there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the glorious master encompasses all of the second floor and has a boutique hotel feel, with elevated views, also benefiting from an amazing en-suite, fitted wardrobes & work/dressing area! On the outside, to the rear, the generous landscaped garden is a perfect size and ideal for summer, leading to a garage, with a driveway to the front providing off street parking for a couple of vehicles.





## GROUND FLOOR

### Hallway

### Living Room

13'8 x 13'8 into bay (4.17m x 4.17m into bay)

### Dining Room

17'3 x 14'5 (5.26m x 4.39m)

### Kitchen

12'5 x 8'9 (3.78m x 2.67m)

### Kitchen

### Utility Room

8'9 x 7'3 (2.67m x 2.21m)

## FIRST FLOOR

### Landing

### Bedroom

13'7 x 11'2 maximum (4.14m x 3.40m maximum)

### Bedroom

11'9 x 10'3 (3.58m x 3.12m)

### Bedroom

12' x 8'6 (3.66m x 2.59m)

### Bathroom

6'7 x 6'7 (2.01m x 2.01m)

## SECOND FLOOR

### Master Bedroom

23'7 x 13'9 maximum (7.19m x 4.19m maximum)

### En-Suite

12' x 8'4 (3.66m x 2.54m)

## OUTSIDE

### Driveway

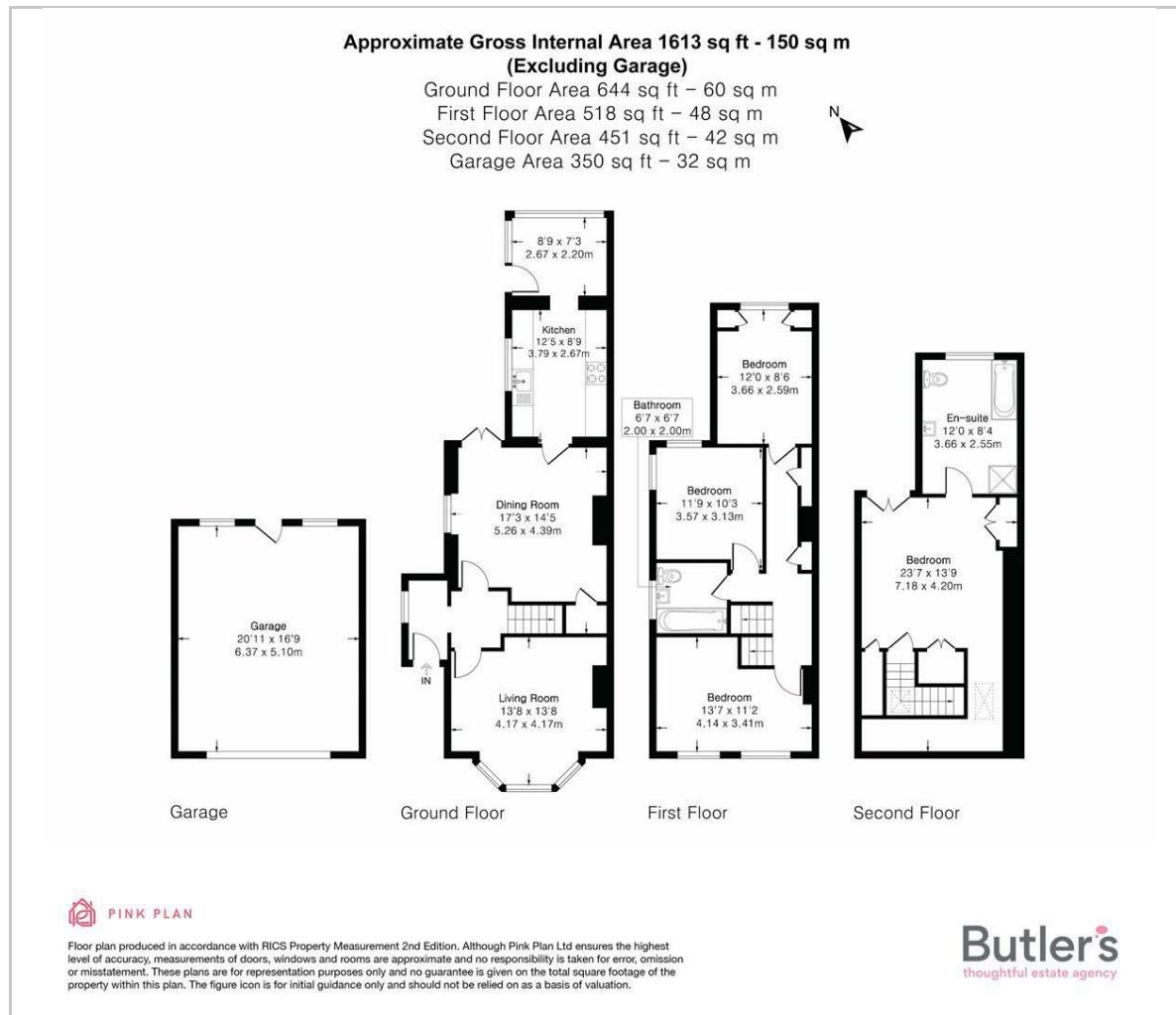
### Rear Garden

### Garage

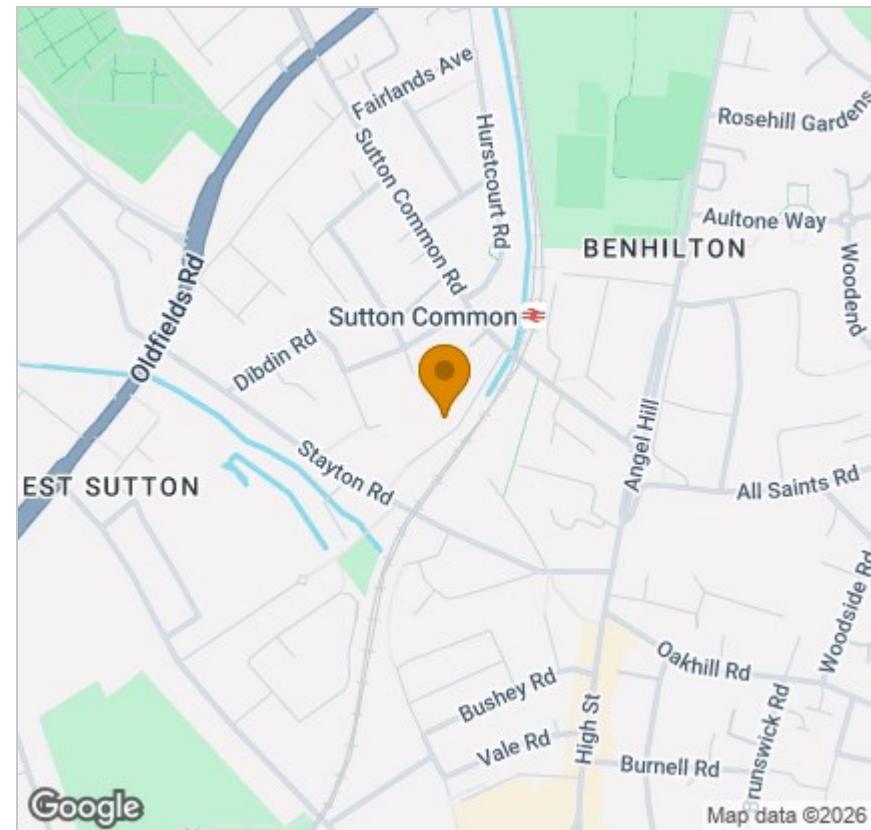
20'11 x 16'9 (6.38m x 5.11m)



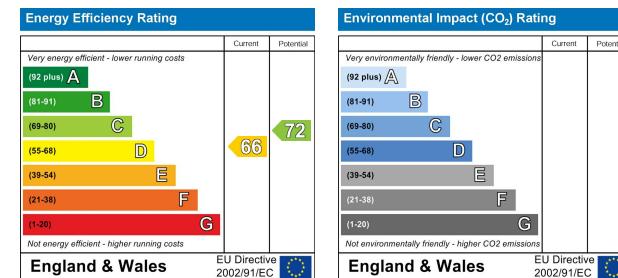
## Floor Plan



## 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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