

**Butler's**  
thoughtful estate agency

Downs Road  
Sutton, SM2 5PR  
Guide price £350,000



# Downs Road, Sutton, SM2 5PR

Positioned in a highly secluded road on the Belmont/Sutton border, this excellent home is in need of modernisation but has so much to offer. Location wise, Downs Road will surpass your expectations, as it's just a short distance into Belmont, Sutton or Banstead, with excellent schooling close by and Belmont station providing quick links into the City. Despite all of this, sitting in your level rear garden, it can be a tranquil space for you to enjoy a good book or have a few friends over. Inside, you'll appreciate layout, with the house having the potential for you to place your own stamp on it, rather than inherit a style not suited to your own personal taste. The layout of the ground floor offers a huge amount of versatility with a lounge boasting and area to incorporate a desk under the stairs. That means you can keep productive in your own personal area to give you that work/life balance, or hold those gatherings you've been dreaming of for some time now. If we're on the money with the latter, the large kitchen means you can cook up a storm for your loved ones in on what could be a great space to prepare your meals. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room.

## Area Map



### GROUND FLOOR

Kitchen  
10'10 x 10'10 (3.30m x 3.30m)

Lobby

Living Room  
13' x 10'11 maximum (3.96m x 3.33m maximum)

Bathroom  
6'10 x 6'2 (2.08m x 1.88m)

Separate W/C  
6'2 x 2'10 (1.88m x 0.86m)

### FIRST FLOOR

Landing

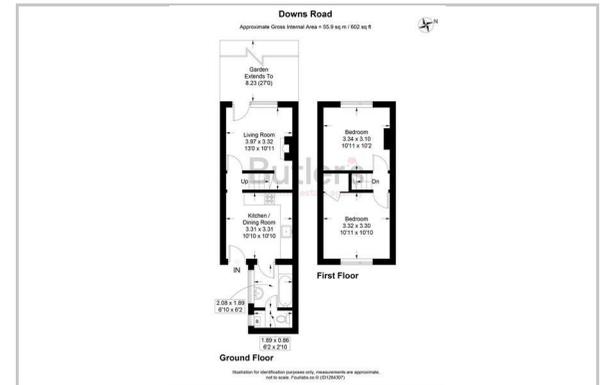
Bedroom  
10'11 x 10'10 (3.33m x 3.30m)

Bedroom  
10'11 x 10'2 (3.33m x 3.10m)

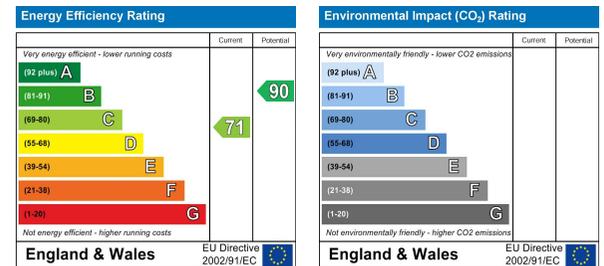
### OUTSIDE

Rear Garden

## Floor Plan



## Energy Efficiency Graph



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