

Butler's

thoughtful estate agency



Cowper Avenue
Sutton, SM1 3RD
Offers over £500,000

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Cowper Avenue, Sutton, SM1 3RD

Located in one of Sutton's most convenient roads, this wonderful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Cowper Avenue will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling close by. Buses and both Sutton Mainline & Carshalton stations providing quick links into London in under an hour door to door. Despite all of this, sitting on the patio looking over your rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the amount of work the current sellers have completed, meaning you can just pack your bags and move straight in. Work from home? We have great news for you! The open plan layout of the ground floor offers a huge amount of versatility, with a lovely living room and a garden room that has views to the outside - so you can have a separate space if you work from home. Holding get togethers or dinner parties will also be a breeze in this wonderful house, something you've probably been dreaming of for some time now! If we're on the money with the latter, the large, recently refitted, kitchen/diner means you can 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 doesn't let you down; with three great sized bedrooms, there will be a tough choice about which one to make the kids rooms! Finishing off this lovely home is a modern bathroom serving the property.



GROUND FLOOR

Hallway

Kitchen/Dining Room

15'10 x 11'6 (4.83m x 3.51m)

Living Room

12'4 x 9'9 (3.76m x 2.97m)

Garden Room

12'3 x 5'10 (3.73m x 1.78m)

Utility Cupboard

FIRST FLOOR

Landing

Bedroom

11'8 x 9'4 (3.56m x 2.84m)

Bedroom

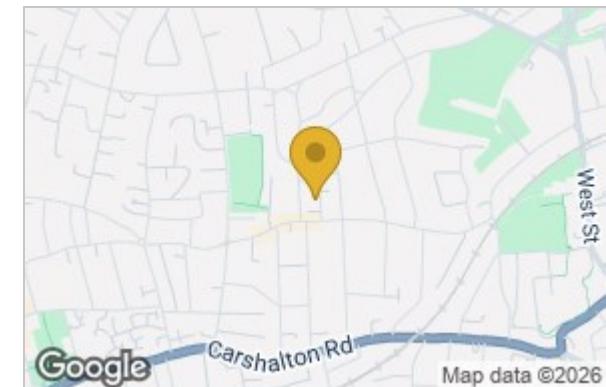
12'5 x 7'9 (3.78m x 2.36m)

Bedroom

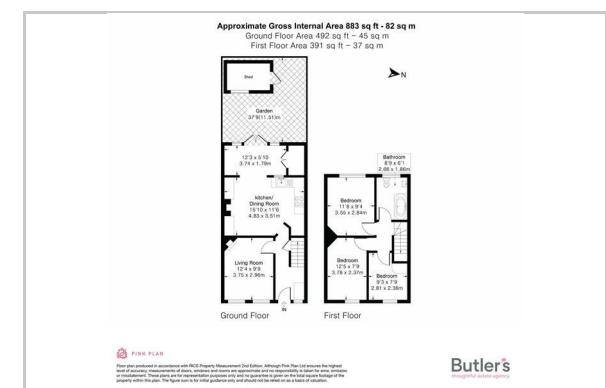
9'3 x 7'9 (2.82m x 2.36m)



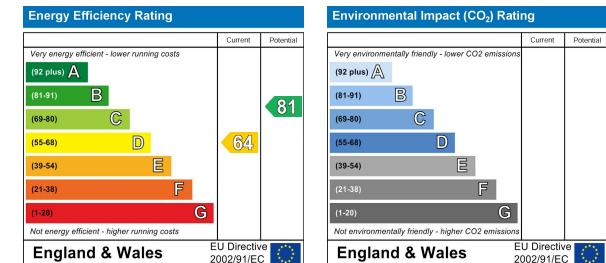
Area Map



Floor Plan



Energy Efficiency Graph



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