

# Butler's

thoughtful estate agency



Orchard Way  
Sutton, SM1 3QQ

Guide price £540,000



# Orchard Way

Sutton, SM1 3QQ

GUIDE PRICE £540,000 - £560,000 Every now and again a property comes to market that really fits how a modern family lives, with this excellent 3 bedroom semi-detached home being one such property. It really is a light and airy house that has been well cared for by the current owners throughout their occupation. Having been extended to the side, it offers all the space you could wish for if you love to entertain or need more space for your family with 2 bathrooms for maximum convenience. Location-wise it couldn't get any better. Set within a quiet yet highly convenient position, you have amazing schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during these summer months. Inside the house, the lounge/diner is a great space for you to relax and entertain in, having been opened up to make one large room, so is perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some quality TV. The real heart of the home is the kitchen, with abundance of workspace to really cook up a storm - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones in the dining room, looking forward to the day ahead. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. There's more! There is the bonus of a conservatory, perfect to work in or even to use as a play room for the kids. Outside, to the front of the property you'll also love the convenience of your very own driveway providing off street parking.





GROUND FLOOR

Hallway

Living Room

13' x 10'6 (3.96m x 3.20m)

Dining Room

11'1 x 10'6 (3.38m x 3.20m)

Conservatory

9'1 x 8'10 (2.77m x 2.69m)

Kitchen

12'6 x 9'6 (3.81m x 2.90m)

Utility Room

Shower Room

FIRST FLOOR

Landing

Bedroom

13'5 x 10'6 (4.09m x 3.20m)

Bedroom

10'8 x 10'7 (3.25m x 3.23m)

Bedroom

7'1 x 6'1 (2.16m x 1.85m)

Bathroom

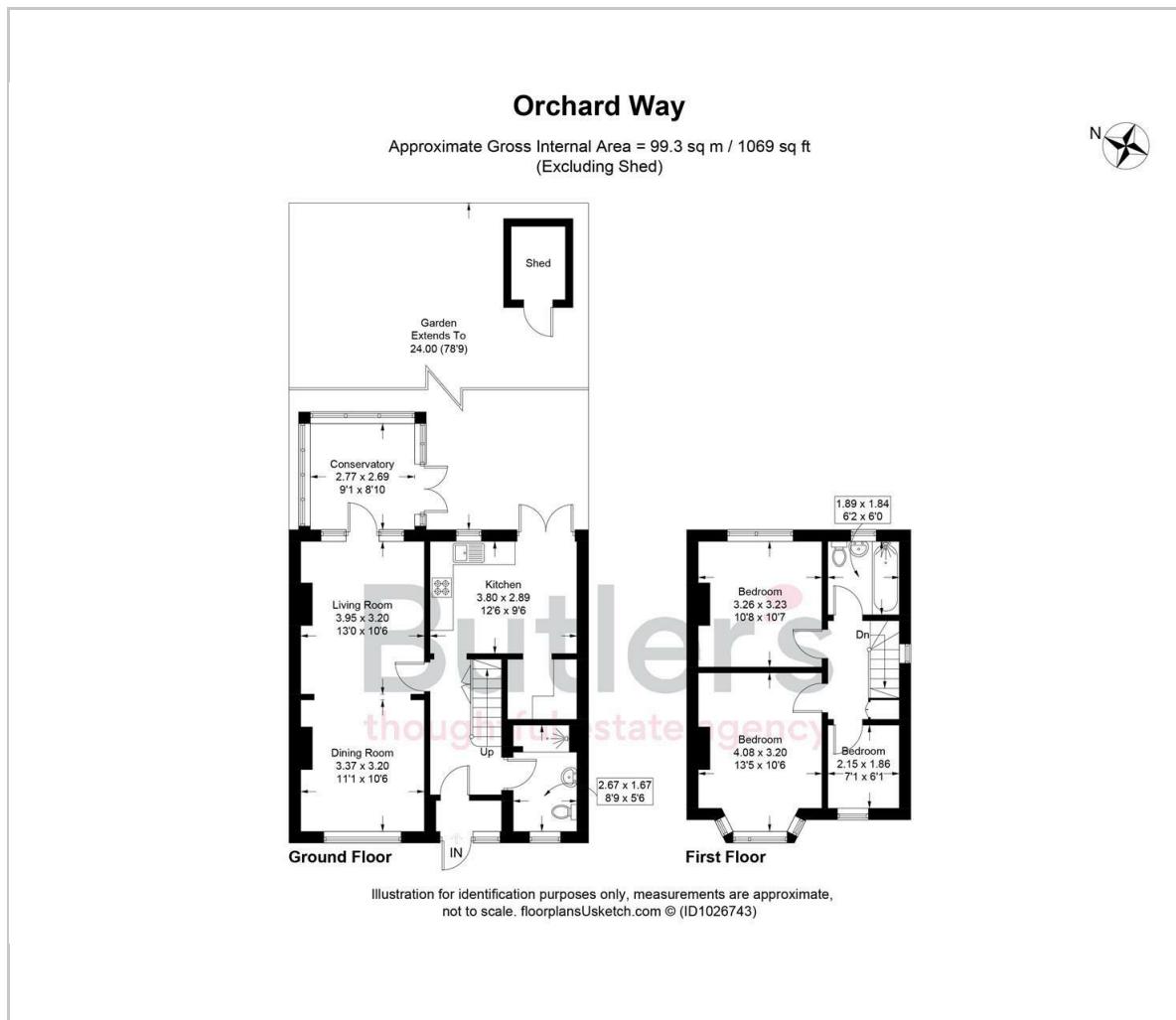
6'2 x 6' (1.88m x 1.83m)

OUTSIDE

Rear Garden

Driveway

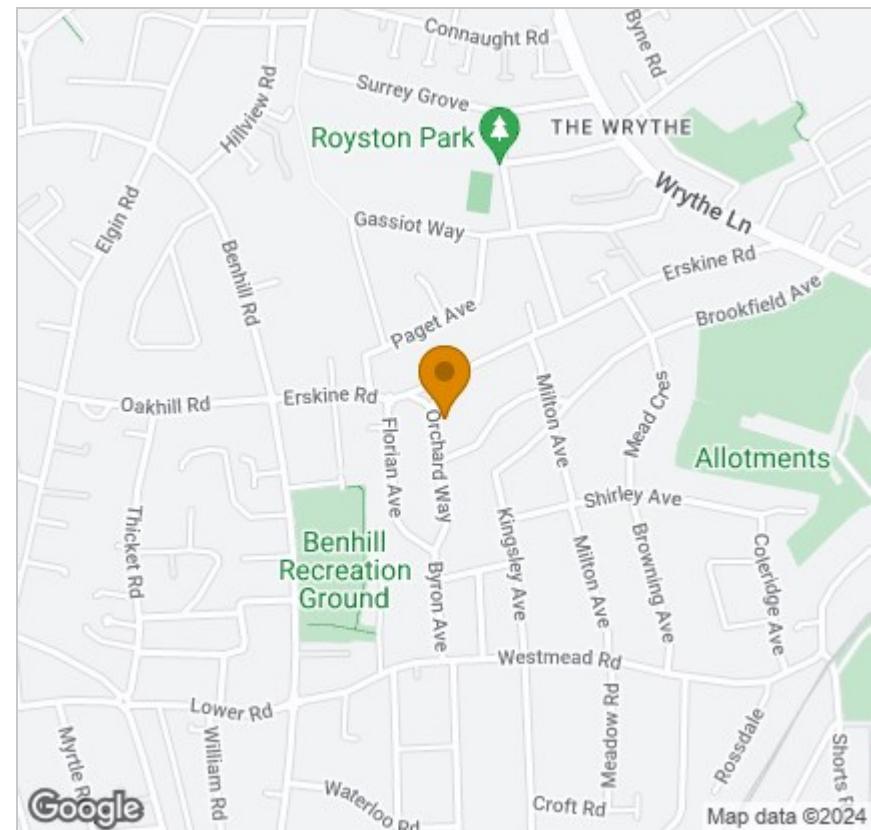
## Floor Plan



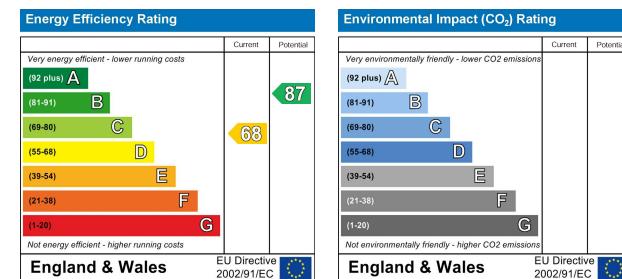
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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