

Butler's

thoughtful estate agency



Worcester Road
Sutton, SM2 6QQ
Guide price £400,000



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GUIDE PRICE £400,000 - £450,000 Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. Worcester Road is the solution to your problem. Positioned within a highly desirable South Sutton road that is equidistant to Sutton & Cheam, you really can have it all. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge/diner is a perfect place to chill out with a good book or throw one of your dinner parties, whilst to the front of the house, the kitchen has a good degree of space to cook up a storm in, with a cloakroom adjacent. Upstairs, the house continues to offer everything you could ever need, with a with two good-sized bedrooms, one of which could even incorporate a home office area. There is also a family bathroom, a great space to unwind in after a hard day of zoom calls. So, what about location? Well you really are in the center of it all here, being within a short walk to a vast selection of shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well if you consider the property also has a garage, driveway and no onward chain, we're struggling to find any!



GROUND FLOOR

Hallway

Living/Dining Room

16'9 x 11'1 (5.11m x 3.38m)

Kitchen

11'1 x 7' (3.38m x 2.13m)

Cloakroom

6'11 x 2'6 (2.11m x 0.76m)

FIRST FLOOR

Landing

Bedroom

11'7 x 11'1 (3.53m x 3.38m)

Bedroom

11'3 x 11'1 (3.43m x 3.38m)

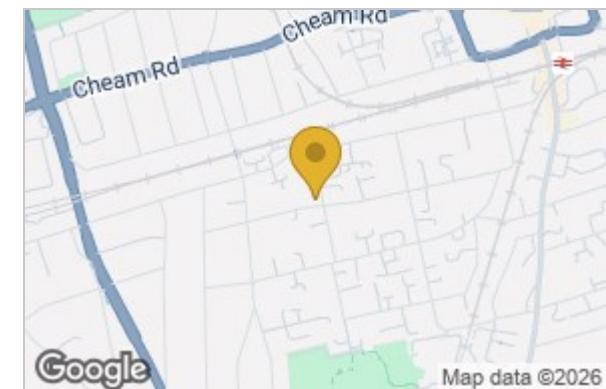
Bathroom

8'1 x 5'1 (2.46m x 1.55m)

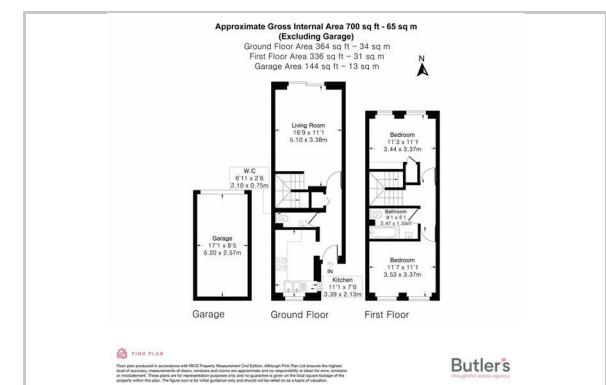
OUTSIDE



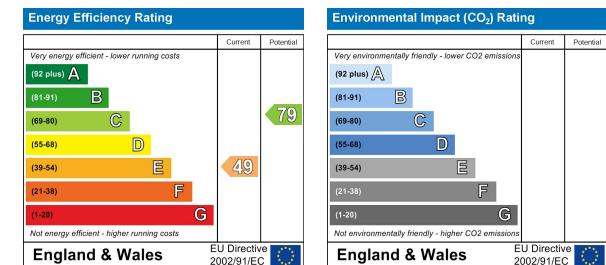
Area Map



Floor Plan



Energy Efficiency Graph



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