

**Butler's**  
thoughtful estate agency



Sutton Common Road  
Sutton, SM1 3HY  
Guide price £475,000



# Sutton Common Road, Sutton, SM1 3HY

Located in one of Sutton's most convenient & central roads, this handsome, semi-detached home has so much to offer, both inside and out. Firstly, we have to talk location. Sutton Common Road will surpass your expectations, as it's located close to green open spaces and just a quick stroll into the high street, with you having outstanding schooling in close proximity. Sutton Common station is a minute or so walk and provides quick links into the City, so you can be in to London in no time at all. Despite all of this, sitting in your mature rear garden, you'd be forgiven for thinking you were on holiday - 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 size, along with the abundance of features and charm, with the current condition meaning you can move straight in, yet the house is still brimming with potential. Work from home? The layout of the ground floor offers a huge amount of versatility, with a lovely lounge with garden room area which would be great for an office. You can keep productive in your own personal space to give you that work/life balance, snuggle up on the sofa with loved ones or even hold those dinner parties in the kitchen/diner you've been dreaming of for some time now. If we're on the money with the latter, the aforementioned, country-style kitchen means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills. Upstairs, this house continues to impress, as there are two double bedrooms, including a wonderful master, with a landing leading to a family bathroom, which serves all of the rooms. Finally outside, you'll find a private front garden with the potential to turn into parking as some of the neighbours have (subject to the relevant consents), however a garage is located to the rear of this impressive plot, accessed via a service road behind the houses.



## GROUND FLOOR

Hallway

Living Room  
13'8 x 13' (4.17m x 3.96m)

Garden Room  
11'10 x 9'10 (3.61m x 3.00m)

Kitchen  
14'4 x 13'8 (4.37m x 4.17m)

## FIRST FLOOR

Landing

Bedroom  
13'9 x 11'1 (4.19m x 3.38m)

Bedroom  
13'9 x 10'4 (4.19m x 3.15m)

Bathroom  
6'11 x 5'10 (2.11m x 1.78m)

OUTSIDE

Front Garden

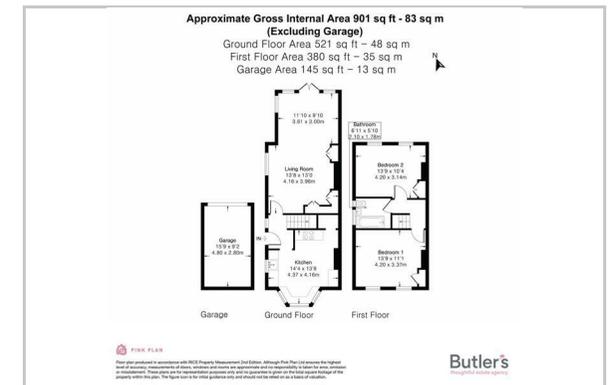
Rear Garden

Garage  
15'9 x 9'2 (4.80m x 2.79m)

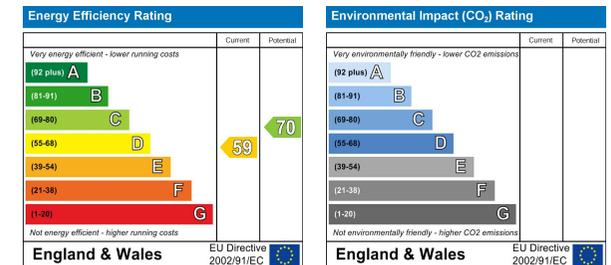
## Area Map



## Floor Plan



## Energy Efficiency Graph



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