



Clarence Road
Sutton, SM1 1RQ

Offers in the region of £425,000

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Nestled in one of Sutton's most convenient roads, this wonderful period 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?

Clarence Road will surpass your expectations, as it's just a quick stroll into the high street, with outstanding schooling and Sutton station providing quick links into the City - sofa to London in just over an hour, amazing!

Despite all of this, sitting in your level 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.

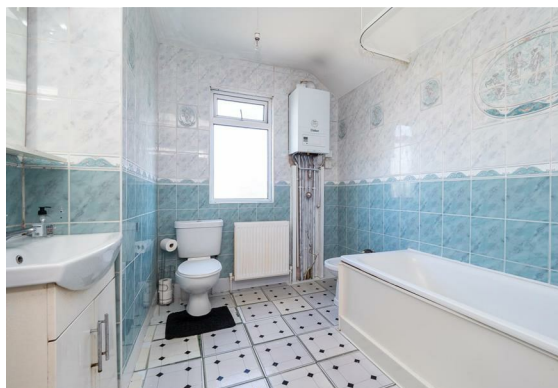
Inside your home, you'll appreciate the features and charm, with the current condition meaning you can just pack your bags, move straight in and update to your own taste.

Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility, with a lounge and addition of a study, so lots of space to incorporate a desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now.

If we're on the money with the latter, the well proportioned 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 doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a spacious bathroom serving all the rooms, certainly convenient for when you have guests around to visit.

GROUND FLOOR





Hallway

Living Room
15'1 x 10'4 (4.60m x 3.15m)

Study
8'5 x 7'9 (2.57m x 2.36m)

Kitchen
9'3 x 7'10 (2.82m x 2.39m)

FIRST FLOOR

Landing

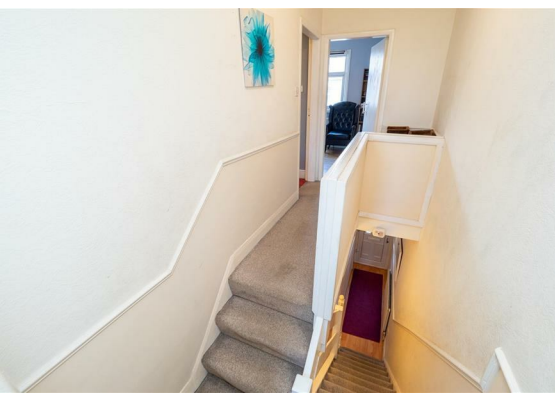
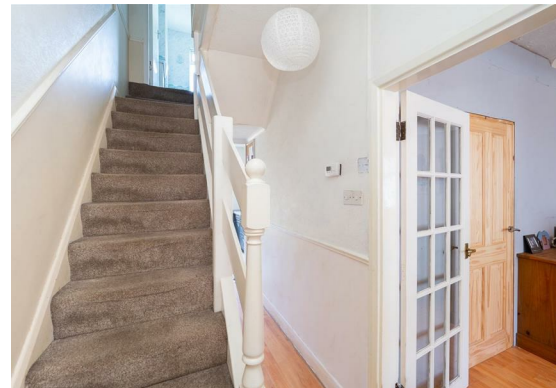
Bedroom 1
13'10 x 8'10 (4.22m x 2.69m)

Bedroom 2
11'11 x 8'5 (3.63m x 2.57m)

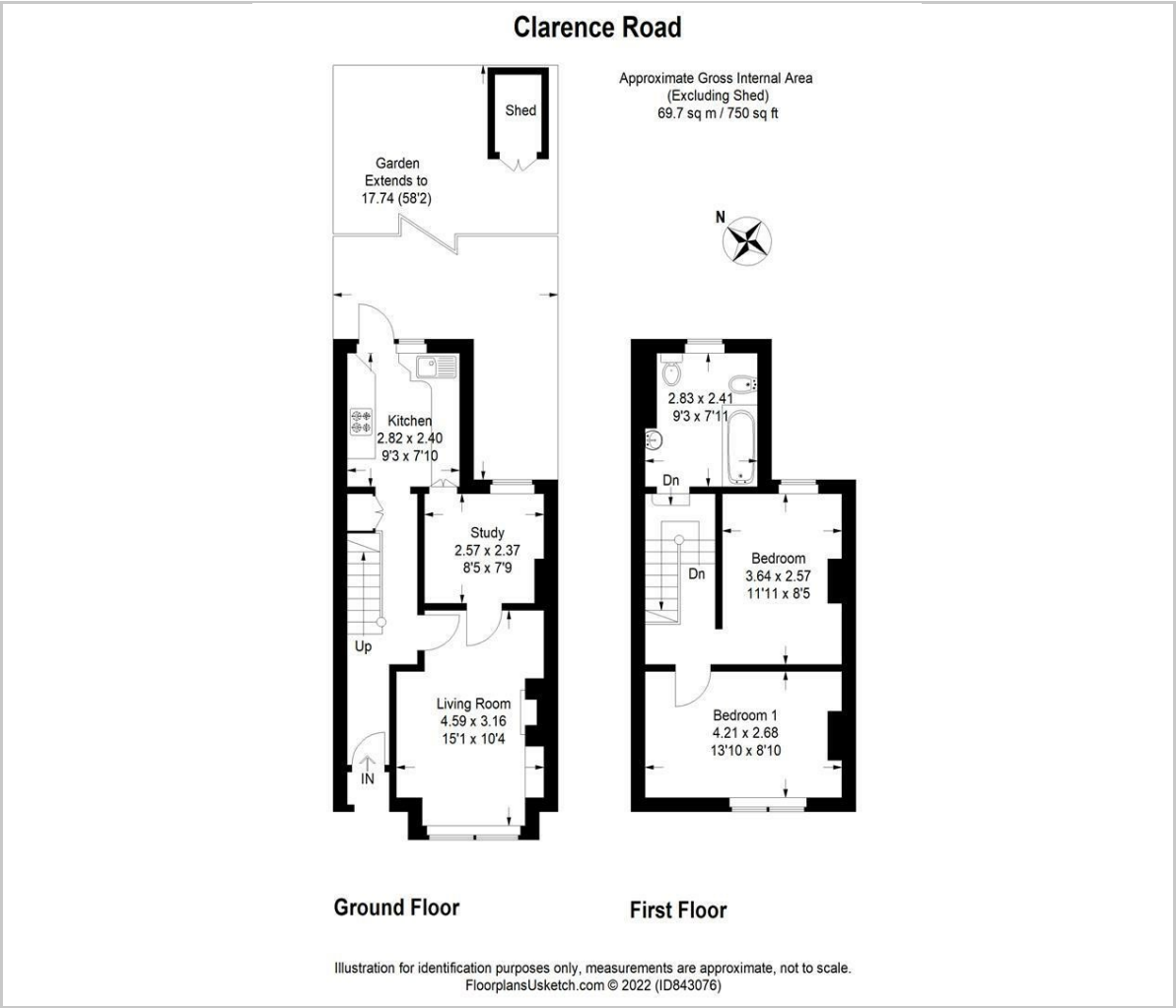
Bathroom
9'3 x 7'11 (2.82m x 2.41m)

OUTSIDE

Rear Garden



Floor Plan



Viewing

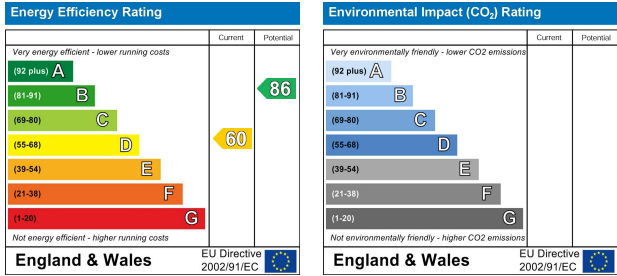
Please contact our Butler's Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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