

# Butler's

thoughtful estate agency



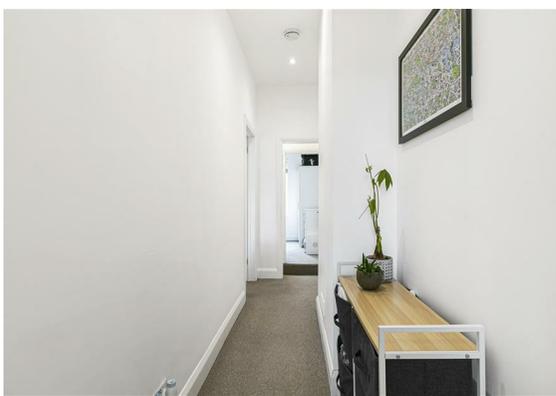
Oliver Road  
Sutton, SM1 4QF

Guide price £465,000



## Oliver Road Sutton, SM1 4QF

GUIDE PRICE £465,000 - £485,000  
Located in one of Sutton's most coveted & convenient roads, this handsome, end-of-terrace period home has so much to offer, both inside and out. Firstly, we have to talk location. Oliver Road will surpass your expectations, as it's adjacent to green open spaces and just a quick stroll into the high street, with you having outstanding schooling in close proximity. Sutton mainline station provides quick links into the City, so it will be sofa to London in well under an hour. Despite all of this, sitting on the decking overlooking your level, southerly-facing 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 period features and charm, with the current owners' fastidious nature meaning you can just pack your bags and move straight in. Work from home? The layout of the ground floor offers a huge amount of versatility, with a lovely light lounge and separate dining room. 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 modern, aforementioned kitchen means you can cook up a storm in what is a stylish & truly 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 an wonderful master, with a landing leading to a family bathroom, which is sympathetically done and incredibly spacious, which serves all of the rooms.





## GROUND FLOOR

Living Room  
13'7 x 12' maximum (4.14m x 3.66m maximum)

Dining Room  
12'8 x 12'4 (3.86m x 3.76m)

Kitchen  
9'1 x 6'8 (2.77m x 2.03m)

## FIRST FLOOR

Landing

Bedroom  
13'6 x 9'5 (4.11m x 2.87m)

Bedroom  
12'9 x 8'2 maximum (3.89m x 2.49m maximum)

Bathroom  
9'3 x 6'10 (2.82m x 2.08m)

## OUTSIDE

Front Garden

Rear Garden



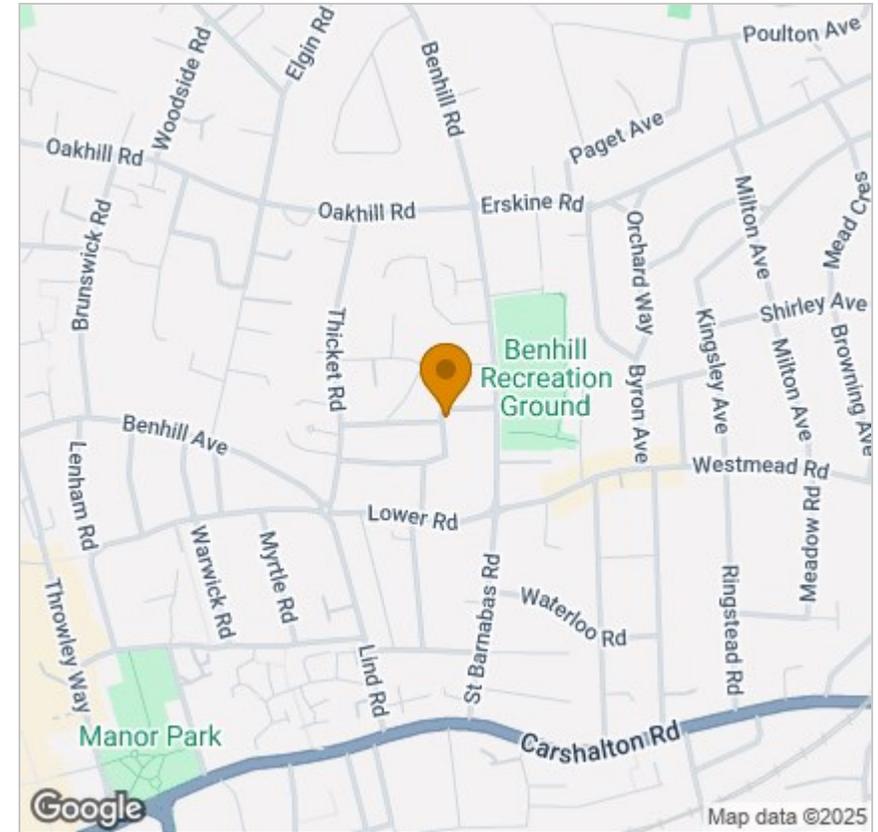
## Floor Plan



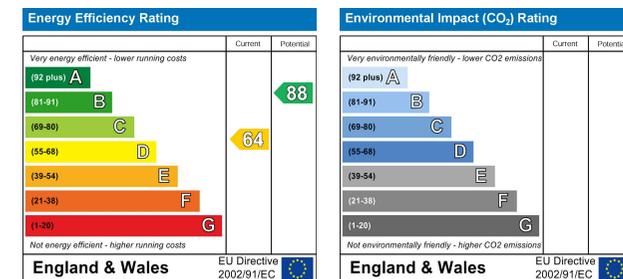
## Viewing

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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