

# Butler's

thoughtful estate agency



Norman Road, Sutton, SM1 2TA  
£2,800 Per month



4



1



2



# PROPERTY SUMMARY

A real rarity to the market, this handsome detached family home will truly impress. Nestled in an immensely desirable location, Norman Road will tick all of your boxes.

This gorgeous home has been lovingly looked after, and has the benefit of an amazing kitchen and dining room running adjacent, along with the addition of a separate cloakroom. The ground floor reception spaces are also fantastic, from the large living room with high ceilings and box bay window, through to the family room and lean to, that could double as a fabulous workspace if you work from home. Upstairs, four generous sized bedrooms with loads of space for large, fitted wardrobes in the principal bedrooms.

Outside, this beautiful house has a driveway to the front providing off-street parking and a fabulous South Westerly-facing garden to the rear.





## Norman Road

Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft  
(Excluding Sheds)



Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID914340)

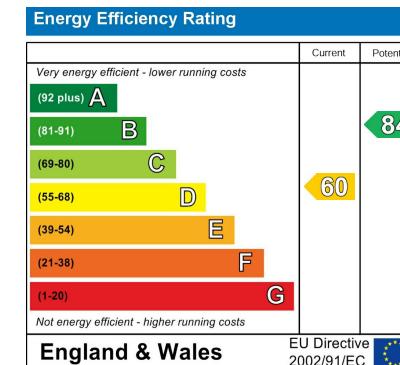
**LOCAL AUTHORITY**  
**Sutton**

**DEPOSIT REQUIRED**  
**£3,230**

**PROPERTY AVAILABLE DATE**  
**1st September 2024**

**COUNCIL TAX BAND**  
**E**

**VIEWINGS**  
**By prior appointment only**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Butler's**  
thoughtful estate agency

**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**OFFICE DETAILS**  
020 39 170 160  
[hello@butlershomes.co.uk](mailto:hello@butlershomes.co.uk)  
[butlershomes.co.uk](http://butlershomes.co.uk)