

Butler's

thoughtful estate agency



Whittaker Road
Sutton, SM3 9QG

Guide price £550,000



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Whittaker Road

Sutton, SM3 9QG

A real rarity to the market, this handsome, extended, semi-detached home will truly impress. Nestled in a highly convenient location, Whittaker Road will tick all of your boxes. What makes this house so special is the abundance of features and charm that run throughout, as the current owners have gone to great lengths to keep the character of the house throughout the refurbishment, such is their fastidious nature. Situated in a great spot in this non-cut through road, you'll be close to outstanding local schooling and transport links, so will have the luxury of a quick school run, whilst getting into work on time - especially as West Sutton station is within close proximity. Great amenities are also close by, being in such a central position yet being in such a quiet setting. So with the location ticking all your boxes - how does the rest of the house stack up? Well you'll be pleased to learn that this gorgeous home has not just been lovingly looked after, but totally maximised from top to toe, boasting an amazing kitchen/diner/family area with a vaulted ceiling and views onto the garden. The ground floor living room is also beautiful, a perfect place for the family snuggle down in to watch some TV or just catch up on the day's events. Upstairs on the first floor, three bedrooms are wonderful places to catch up on a great nights sleep or possibly work, with a stylish first floor family bathroom and ground floor cloakroom serving the rooms. Every room has something to offer, and will be well suited to a modern family, adjusting to the new way of working. Outside, this beautiful house has a front garden, with a fabulous southerly facing garden to the rear, grabbing that all-day sun, being great for get togethers with friends on the patio, whilst the kids play on the lawn.





GROUND FLOOR

Porch

Living Room
15'11" x 14'1" maximum (4.85m x 4.29m maximum)

Kitchen/Diner
27' x 13' (8.23m x 3.96m)

Cloakroom

FIRST FLOOR

Landing

Bedroom
11'10" x 8'11" maximum (3.61m x 2.72m maximum)

Bedroom
10'2" x 8'11" (3.10m x 2.72m)

Bedroom
7'2" x 5' (2.18m x 1.52m)

Bathroom
5'8" x 5'6" (1.73m x 1.68m)

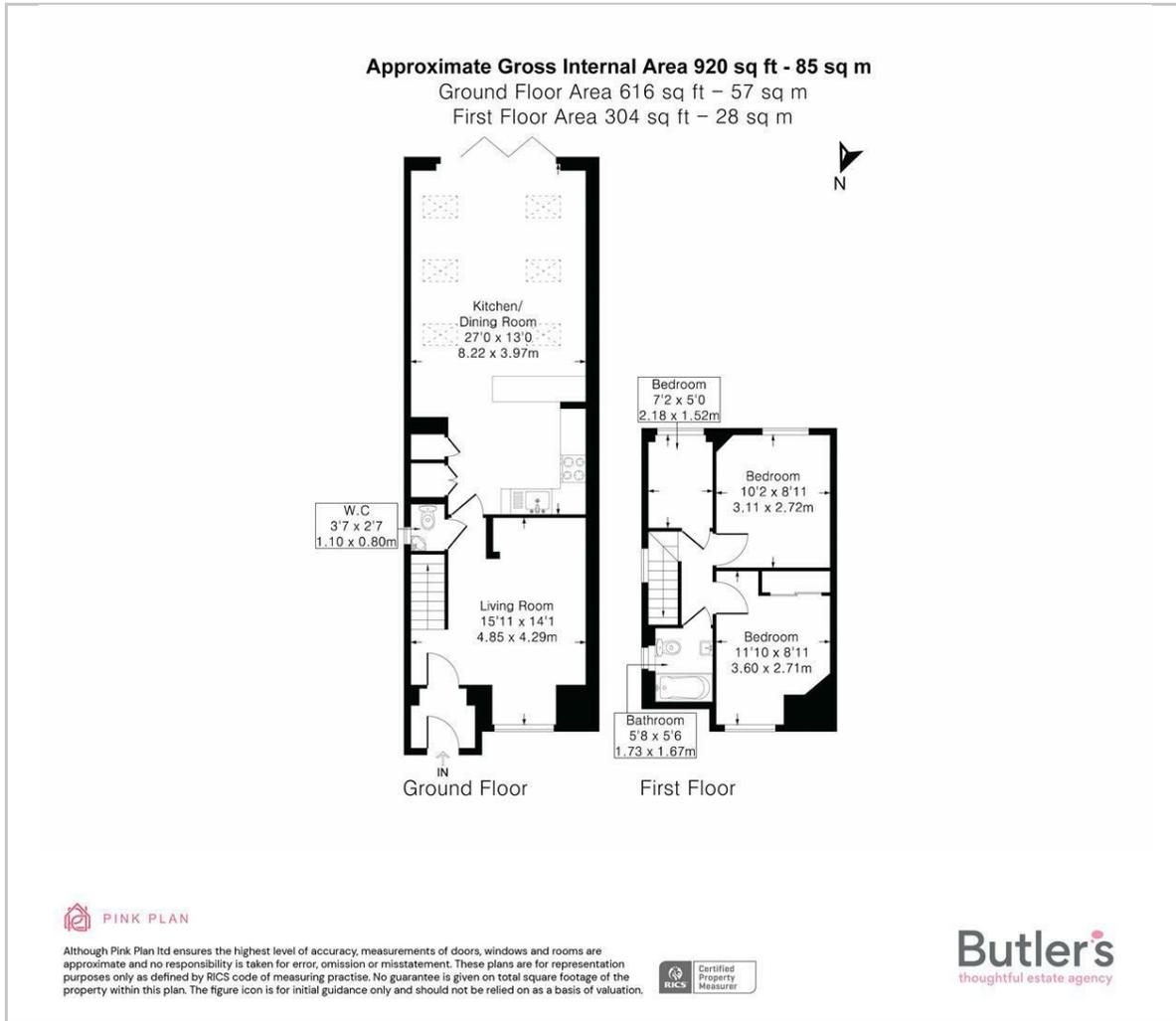
OUTSIDE

Front Garden

Rear garden



Floor Plan



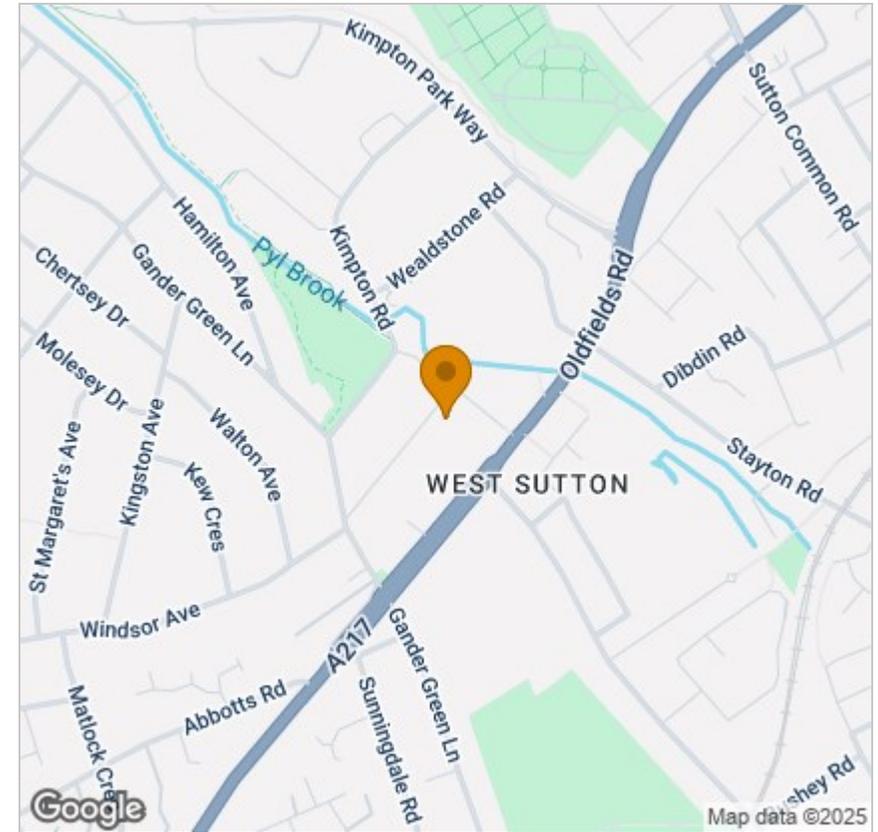
Viewing

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.

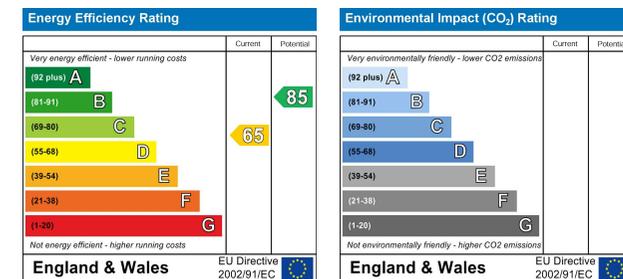
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Area Map



Energy Efficiency Graph



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