

# Butler's

thoughtful estate agency



Oldfields Road  
Sutton, SM1 2NN

Guide price £550,000

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# Oldfields Road

Sutton, SM1 2NN

GUIDE PRICE £550,000 - £600,000

Having been extensively extended into the loft, this wonderful home has so much to offer, both inside and out. Position-wise, this convenient & coveted location is just a short walk into Sutton, with you having outstanding schooling on your doorstep. Sutton Common & mainline stations are also close by, providing quick links into the City - you'll be from your sofa to London in well under an hour! Despite all of this, sitting on your terrace overlooking your 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 have friends over. There is even a huge outbuilding, perfect for an office, home gym or games room! Inside your home, you can't fail to be impressed by the amount of work the current sellers have gone to, having updated the property from top to bottom during their tenure, meaning you can just pack your bags and move straight in. Upstairs, you'll be spoilt for choice with four bedrooms and 2 bathrooms for maximum convenience, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a a fabulous, light and airy lounge with a gorgeous bay, overlooking your shielded front garden. Get togethers and dinner parties will impress in the wonderful kitchen/dining room that offers a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the fantastic, well appointed kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, with even further potential to one day extend to the rear - subject to the relevant consents.





## GROUND FLOOR

Porch

Hallway

Living Room

14'4 x 11'9 (4.37m x 3.58m)

Kitchen/Dining Room

17' x 12'3 (5.18m x 3.73m)



## FIRST FLOOR

Landing

Bedroom

14'4 x 10'2 maximum (4.37m x 3.10m maximum)

Bedroom

12'3 x 9'10 (3.73m x 3.00m)

Bedroom

7'10 x 6'7 (2.39m x 2.01m)

Bathroom

8'4 x 7' (2.54m x 2.13m)

## SECOND FLOOR

Landing

Master Bedroom

17'7 x 11'11 maximum (5.36m x 3.63m maximum)

En-Suite

8'6 x 3'11 (2.59m x 1.19m)



## OUTSIDE

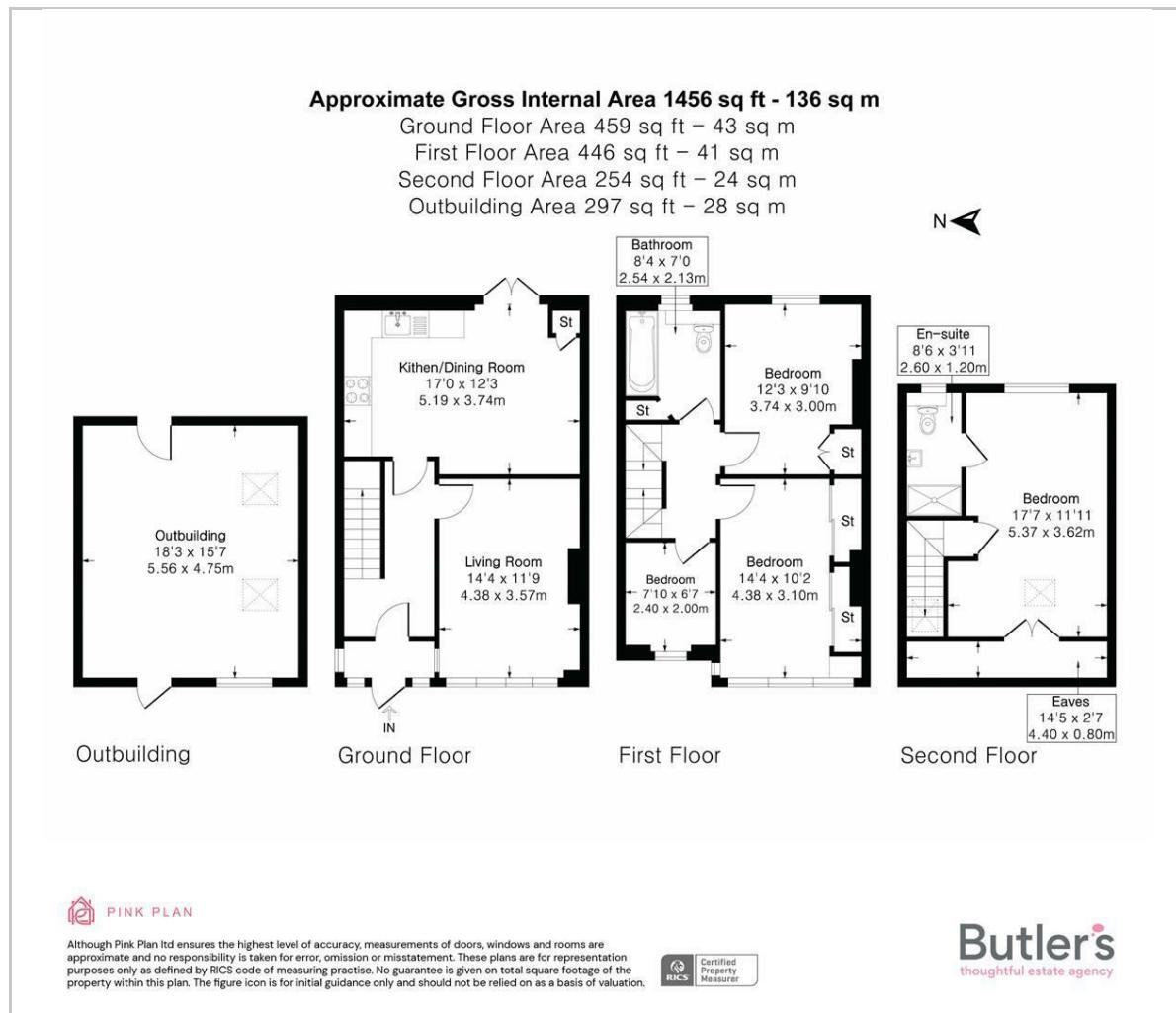
Front Garden

Rear Garden

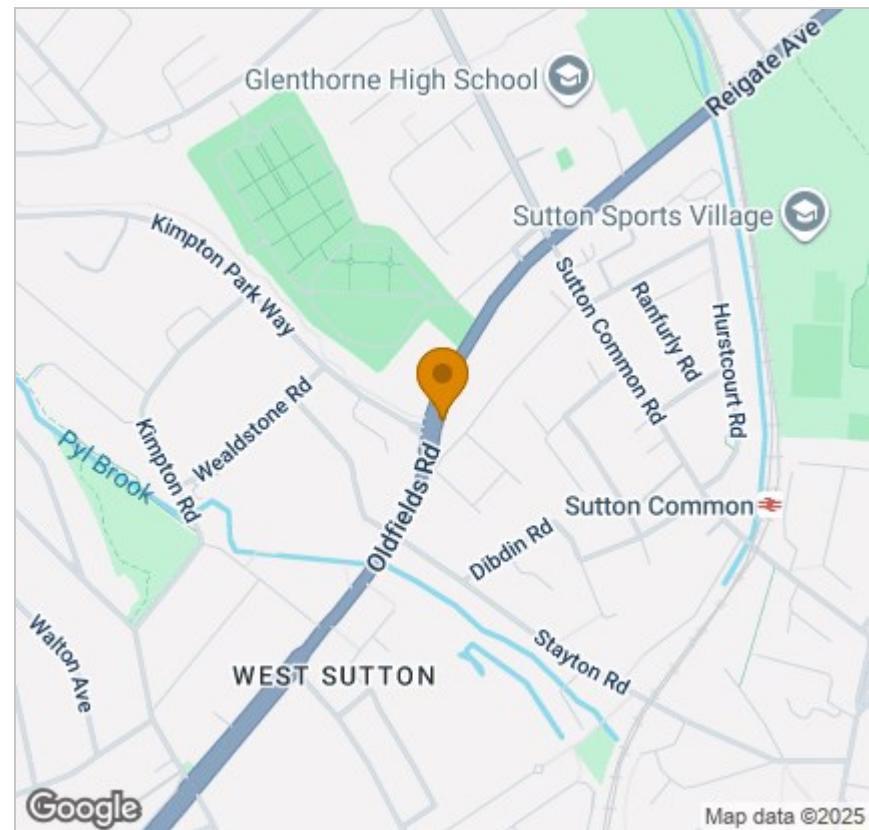
Large Outbuilding

18'3 x 15'7 (5.56m x 4.75m)

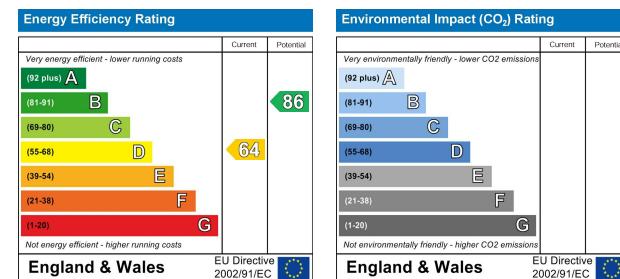
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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