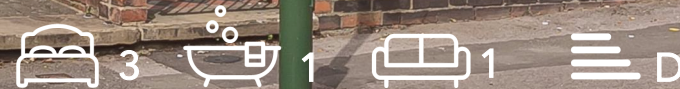


Butler's
thoughtful estate agency

Morland Road
Sutton, SM1 4RP
Guide price £475,000



Morland Road, Sutton, SM1 4RP

GUIDE PRICE £475,000 - £500,000 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 road the doorstep of fabulous amenities, open spaces, schools and transport links? Morland Road will surpass your expectations, as it's an extremely short distance into the high street, with you having outstanding schooling just a short walk away. Buses and Sutton Mainline station provide quick links into the City, so you can be from you sofa to London in well under an hour, amazing! Despite all of this, sitting in your mature rear garden, you'd be forgiven for thinking you are in a more rural area - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Within the home, you'll appreciate the abundance of period features and charm that still remain, yet perfect still to put your own mark on. Inside, the layout of the ground floor offers a huge amount of versatility, with a spacious living room running adjacent to the kitchen/diner, meaning you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, having family meals or holding those dinner parties you've always dreamed of. Upstairs, this house doesn't let you down; with three generous bedrooms (with one off another), there will be no issues with designating bedrooms for the kids. Finishing off this lovely home is a downstairs bathroom serving all the rooms.



GROUND FLOOR

Vestibule

Living Room
13'11 x 11'5 (4.24m x 3.48m)

Kitchen/Dining Room
14'11 x 13'9 (4.55m x 4.19m)

Utility Area

Bathroom
8'4 x 7'3 (2.54m x 2.21m)



FIRST FLOOR

Landing

Bedroom
14'11 x 14'1 (4.55m x 4.29m)

Bedroom
14'1 x 11'5 (4.29m x 3.48m)

Bedroom
11'6 x 8'5 (3.51m x 2.57m)

OUTSIDE

Rear Garden

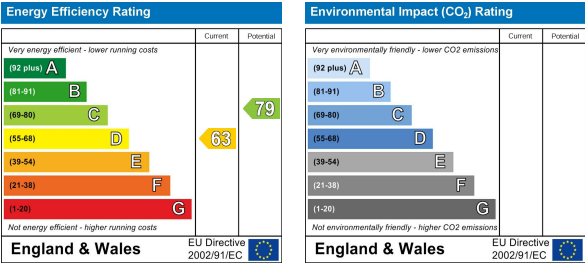
Area Map



Floor Plan



Energy Efficiency Graph



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