Butler's

thoughtful estate agency

Leafield Road

Sutton, SM1 2NH

Guide price £500,000

4 1 2 E

Leafield Road, Sutton, SM1 2NH

GUIDE PRICE: £500,000 - £550,000. This spacious end of terrace 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 patio 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. Inside your home, you can't fail to be impressed by the amount of space and versatility the property offers, meaning you can just pack your bags and move straight in, yet still having the potential to update to your own taste. Upstairs, you'll be spoilt for choice with four bedrooms and 2 W/C's for maximum convenience, whilst on the ground floor there is a huge amount of versatility. The fabulous, light and airy lounge has a large bay window, overlooking your front driveway. Get togethers and dinner parties will impress in the 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 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. Lastly, the property boasts not just a driveway to the front, but also a garage to the rear, accessed via a shared drive.

GROUND FLOOR

Hallway

Living Room
14'4 x 12'4 (4.37m x 3.76m)

Dining Room
12'1 x 10'5 (3.68m x 3.18m)

Kitchen
10'11 x 7'6 (3.33m x 2.29m)

FIRST FLOOR

Landing

Bedroom
14'5 x 10'7 (4.39m x 3.23m)

Bedroom
12' x 10'1 (3.66m x 3.07m)

Bedroom
7'10 x 7'3 (2.39m x 2.21m)

Bathroom
8' x 4'11 (2.44m x 1.50m)

Additional W/C
5'5 x 2'7 (1.65m x 0.79m)

SECOND FLOOR

Bedroom
12'2 x 9'2 maximum (3.71m x 2.79m maximum)

OUTSIDE

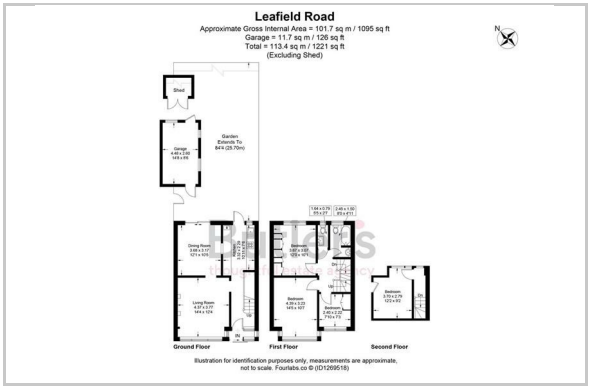
Driveway

Rear Garden

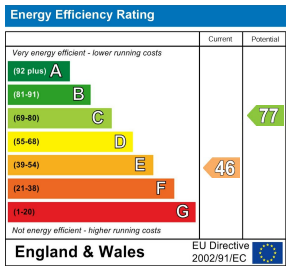
Garage
14'8 x 8'6 (4.47m x 2.59m)

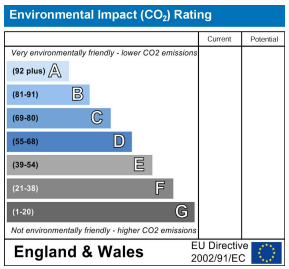
Area Map

Floor Plan



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: sutton@butlershomes.co.uk butlershomes.co.uk