



Church Hill Road, Sutton, SM3 8NG
Guide price £925,000

[illegible]

64 Central Road, Worcester Park, KT4 8HY
Tel: 020 39 069 169 Email: worcesterpark@butlershomes.co.uk butlershomes.co.uk

- Extended 4 bedroom semi-detached house of outstanding quality
- Offered in beautiful condition throughout after extensive remodeling
- No onward chain
- Incredible kitchen/dining/family room with bi-fold doors to the garden
- Separate cloakroom & utility room with internal access to the garage
- Further generous reception with feature bay
- Generous bedrooms, one boasting an en-suite adjacent to the family bathroom
- Driveway to front and level rear garden to rear with entertaining terrace
- Impressive multipurpose outbuilding set to the rear of the plot
- Envious location close to outstanding schooling, transport links & amenities

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (12 plus) A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

Current: 74 Potential: 80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (12 plus) A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 74 Potential: 80

England & Wales EU Directive 2002/91/EC

