

Butler's

thoughtful estate agency



Woodend Sutton, SM1 3LJ

NO CHAIN! A real rarity to the market, this handsome house will truly impress with its abundance of character & charm. Also nestled in an immensely desirable road in the Sutton Garden Suburb conservation area, Woodend is a one-off home that offers extremely versatile accommodation, yet could be adapted or extended (STPP) as your family grows! Situated on this enviable plot, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. 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 house stack up? Well, you'll be pleased to learn that there is a gorgeous lounge that boasts high ceilings and front facing views via the attractive bay window. The separate dining room runs adjacent to the kitchen, which itself benefits from lots of workspace to prepare your meals. Both of these rooms give access to the impressive covered deck, perfect for entertaining friends and family in all seasons.

On the first floor, two generously sized double bedrooms and a single synonymous with the period, will be perfect for your family. As the kids grow, the house can be easily adapted to a 4 bed property, without the need for costly extensions, as the master can be split down the middle due to it being a double room. If you are yearning for even more space, the loft can be converted at a comparably low

Offers over £600,000

Woodend

Sutton, SM1 3LJ



- A handsome, rarely available period home
- Extension potential to rear and into loft - subject to the relevant consents
- Gorgeous front & rear gardens with detached garage to rear of the plot
- Envious position amongst mature trees - even more serene during the summer months!
- 3 Spacious bedrooms that can be easily adapted to a 4, using the same foot plan
- Set within Sutton Garden Suburbs - one of the Sutton's most desirable locations
- 2 Stylish reception rooms
- NO ONWARD CHAIN
- Outdoor living at it's finest - Large raised deck, partially covered with W/C
- Close to outstanding local schooling, transport links & amenities

GROUND FLOOR

Hallway

Living Room

15'1 x 11'3 into bay (4.60m x 3.43m into bay)

Dining Room

18'3 x 9'9 maximum (5.56m x 2.97m maximum)

Kitchen

11'3 x 8'6 (3.43m x 2.59m)

FIRST FLOOR

Bedroom

18'3 x 12'9 (5.56m x 3.89m)

Bedroom

11'3 x 11'3 (3.43m x 3.43m)

Bedroom

8'6 x 6'3 (2.59m x 1.91m)

Bathroom

6'5 x 5'10 (1.96m x 1.78m)

OUTSIDE

Large Decked Area (Partially Covered)

Seperate W/C

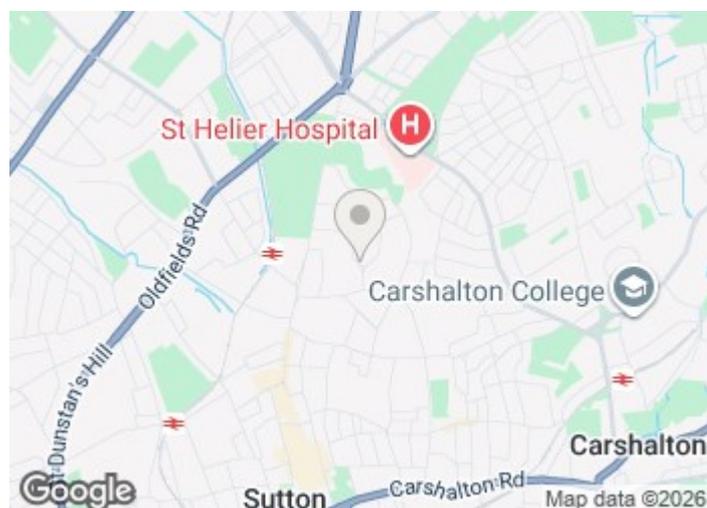
5'9 x 3'3 (1.75m x 0.99m)

Rear Garden

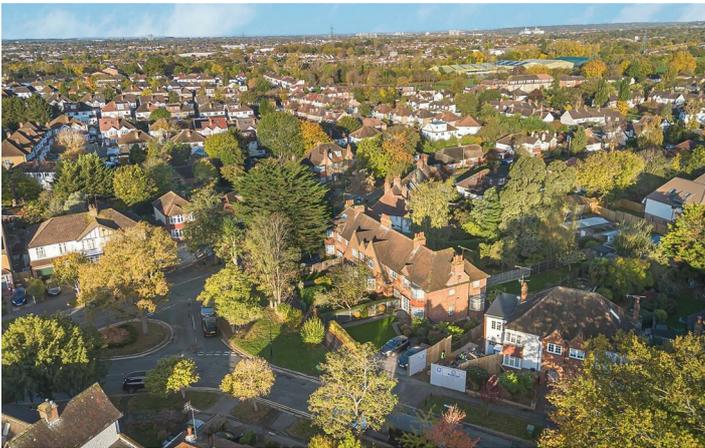
Garage

23'11 x 10'6 (7.29m x 3.20m)

Front Garden



Directions



Floor Plan

Approximate Gross Internal Area 1041 sq ft - 96 sq m (Excluding Garage)

Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 531 sq ft – 49 sq m

Garage Area 251 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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