

Butlers  
thoughtful estate agency



Woodend  
Sutton, SM1 3LJ

Offers over £600,000



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# 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 amount - subject to the relevant consents. There is also a modern refitted bathroom serving both levels.

Outside, this house really does excel, with lovely gardens to the front and rear, with the latter offering a good degree of privacy as you are shielded by mature hedgerows and trees. The garage is located to the rear of the plot - perfect for the car enthusiast or for additional storage.

## 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)

Separate W/C  
5'9 x 3'3 (1.75m x 0.99m)

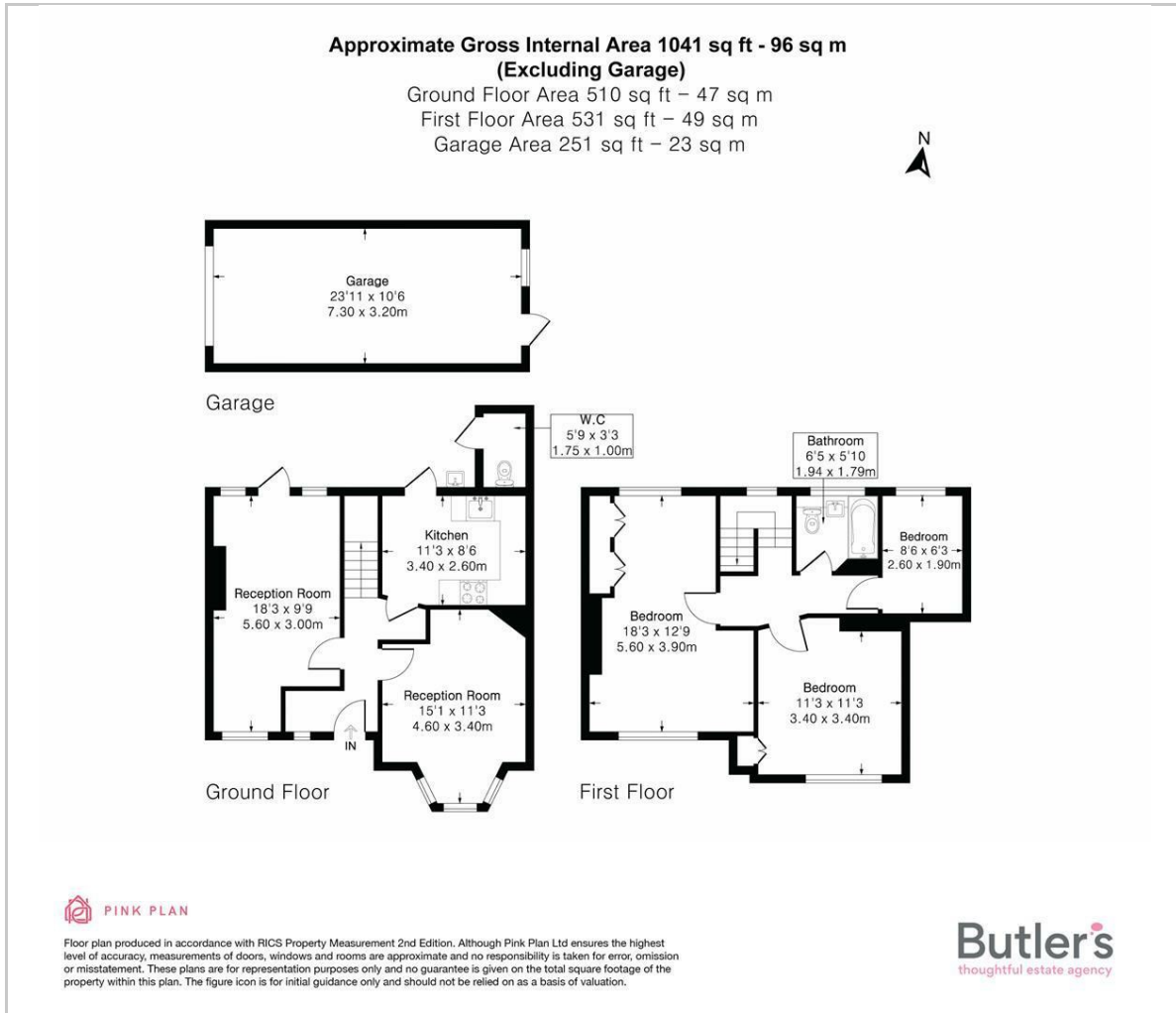
Rear Garden

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

Front Garden



## Floor Plan



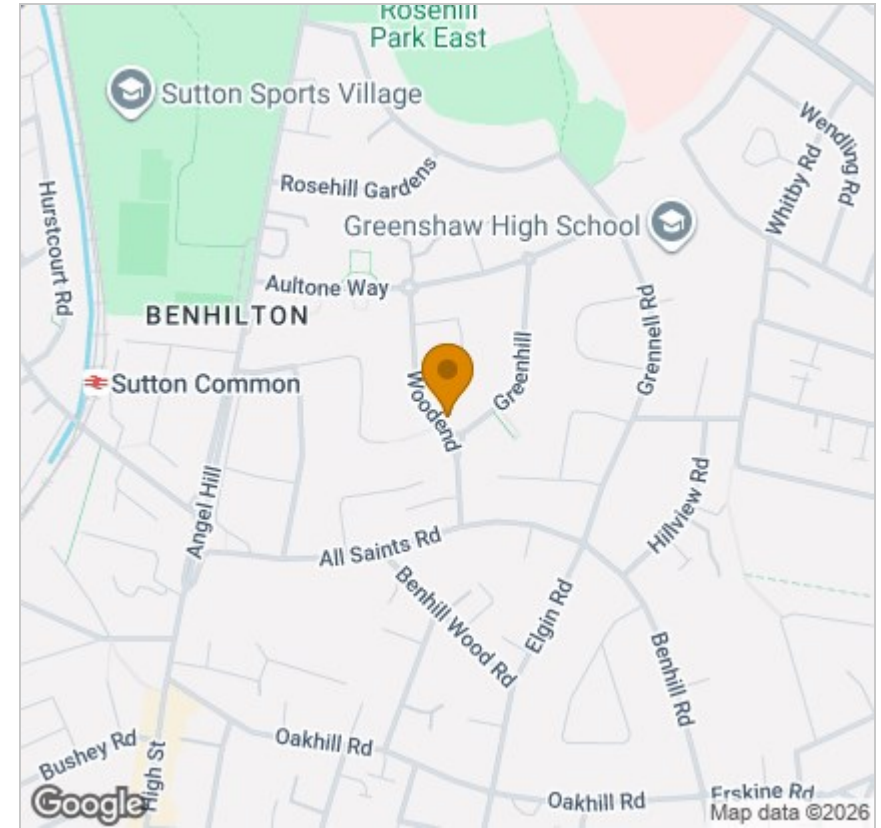
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

