



Bushey Lane, Sutton, Surrey, SM1 1QL
Offers in excess of £450,000

Bushey Lane, Sutton, Surrey, SM1 1QL

- Bright & Spacious Through Lounge
 - Semi Detached House
- Walking Distance To Sutton Town Center
 - Cleverly Extended
 - Private rear garden
- Under a mile to Sutton train station

A bright and spacious, extended semi detached character home ideally located in this quiet residential road just a short distance from the Sutton town centre with its excellent range of shops, restaurants, amenities, good transport links and within the catchment area for 'outstanding' primary and secondary schools. Ideal for first time buyers or Landlords.

Entrance hall,

Wood flooring, single panel radiator, picture rail, coved ceiling, wall mounted thermostat.

Lounge, 13'0" X 11'3"

UPVC double glazed window to front aspect, double panel radiator, wood flooring with under floor heating, coving to ceiling, open fireplace.





Dining room, 16'10" X 10'11"

UPVC double glazed windows to side and rear aspect, double panel radiator, coved ceiling, wood flooring, understairs storage.

Kitchen, 11'7" X 8'8"

Range of fitted wooden wall units with matching doors and drawers below, granite effect rolltop worksurfaces with inlaid sink and chrome mixer tap, inset hob with oven/grill below, space and plumbing for washing machine and dishwasher, space for tall standing fridge freezer, UPVC double glazed windows to side and rear aspect and door to garden, Tiled flooring, Wall mounted "Worcester" combination boiler.

Stairs to 1st floor landing

Bedroom two, 11'0" X 8'4"

UPVC double glazed window to rear aspect, double panel radiator, wood flooring, coved ceiling, built in wardrobe.

Bedroom three, 10'2" X 8'4"

UPVC double glazed window to front aspect, double panel radiator, wood flooring, feature cast-iron fireplace, coved ceiling, fitted wardrobe.

Bedroom four, 8'4" X 6'6"

UPVC double glazed window to front aspect, single panel radiator, wood flooring, coved ceiling.

Master bedroom, 17'0" X 11'10"

UPVC double glazed window to rear aspect and Velux window to front, eaves storage, wood flooring, fitted wardrobes, double panel radiator.

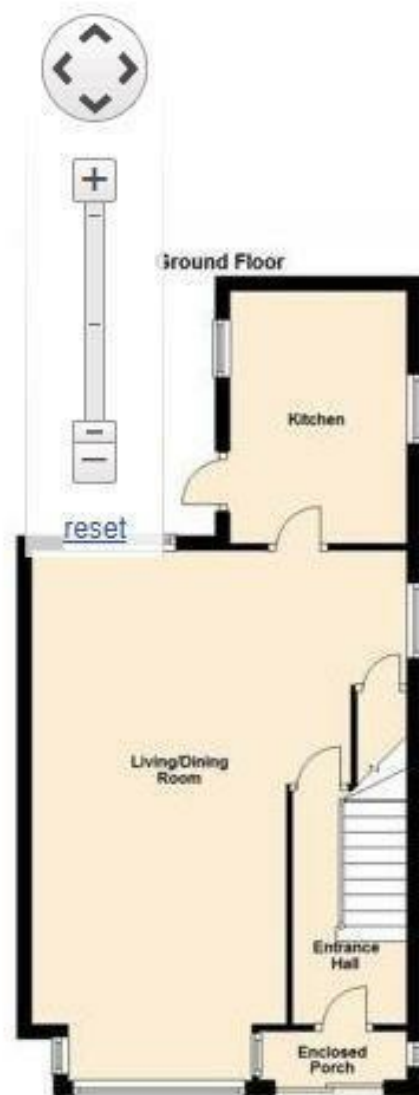
Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel row, shaver point, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect, extractor fan.

Rear Garden:

Paved patio areas with lawn section and shrubs at side, fence enclosed, side access, hardstanding, providing off street parking at rear if desired.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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