



Elmbrook Road
Sutton, SM1 2JF

Guide price £845,000



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Elmbrook Road

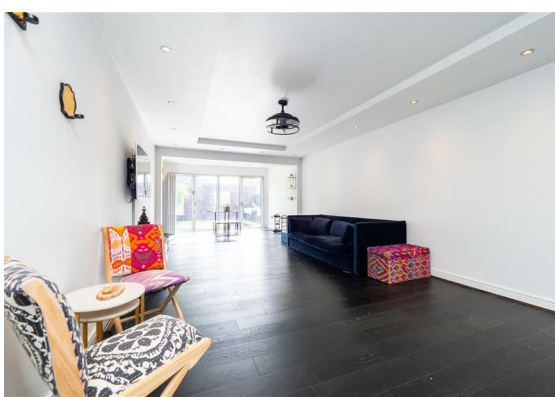
Cheam, Sutton, SM1 2JF

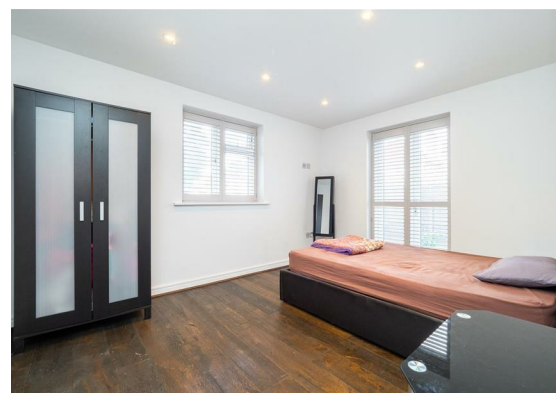
NO ONWARD CHAIN Every now and again a home comes to market that is truly exceptional, with this newly built 3-bedroom detached bungalow being one such property. It really is a light and airy house that has been fastidiously designed, having been finished to the highest of standards. It offers all the space you could ever wish for, especially if you love to entertain your friends and family.

Location-wise it couldn't get any better! Set within a highly convenient location, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces close by.

Inside the house, the property has a very modern feel, with a large open plan reception space, being a fabulous place for you to snuggle down on a comfy chair with a good book or finally catch up on that box set you've wanting to for some time now. The real heart of the home is always the kitchen, and you'll have generous amount of workspace to really cook up a storm in! Breakfast ready, you'll sitting down with your loved ones in the dining area, looking over your gorgeous, landscaped garden.

Back inside, the bedrooms will truly impress in what are incredibly spacious proportions, with a large master, which also benefits from a fabulous en-suite and walk-in wardrobe. All the remaining rooms are then served by the beautiful, modern bathroom. But there's more! The aforementioned garden is a sun trap and great for every age range - with a huge outbuilding that could be used for multiple reasons, such as an office, playroom or even an annex, as there is space for a bathroom, lounge/kitchen and bedroom. To the front of the property there is a driveway, accessed via your own price gates. So, if you are looking to up or downsize into a turn-key property, this really is an incredible opportunity too good to miss!





GROUND FLOOR

Hallway

Kitchen/Reception/Dining Room
46'4 x 12'5 (14.12m x 3.78m)

Bedroom
18'1 maximum x 14'3 (5.51m maximum x 4.34m)

Walk-in Wardrobe

En-Suite
8'4 x 4'11 (2.54m x 1.50m)

Bedroom
13'10 x 12'6 (4.22m x 3.81m)

Bedroom
10'3 x 9' (3.12m x 2.74m)

Bathroom
7'5 x 7'3 (2.26m x 2.21m)

OUTSIDE

Large Outbuilding

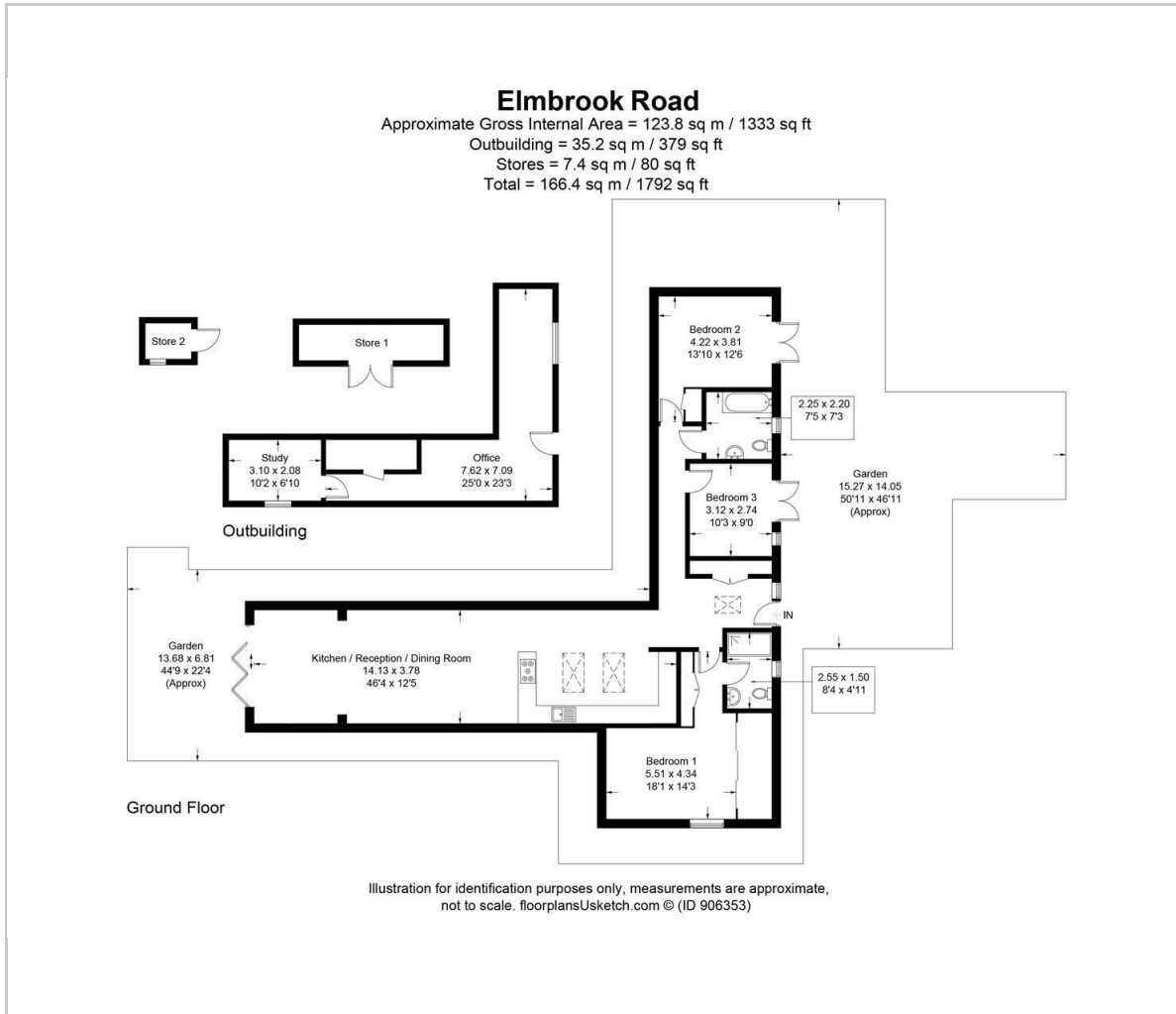
Office
25' maximum x 23'3 (7.62m maximum x 7.09m)

Study/Storage Room
10'2 x 6'10 (3.10m x 2.08m)

Driveway

Rear Garden

Floor Plan



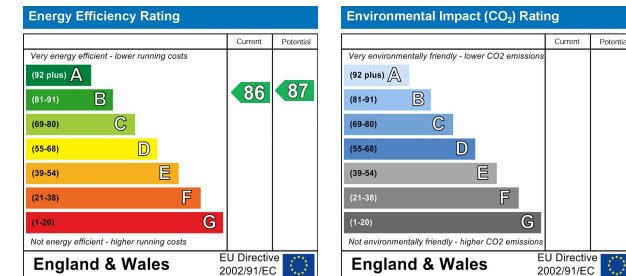
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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