

Butler's

thoughtful estate agency



Cheam Road
Sutton, SM1 2BP

Guide price £850,000



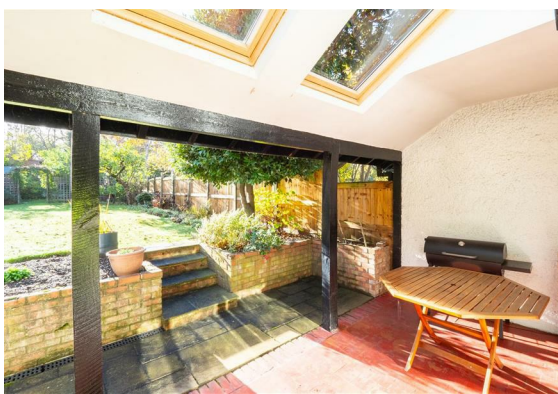
Cheam Road

Cheam, Sutton, SM1 2BP

GUIDE PRICE £850,000 - £875,000

Positioned in a highly coveted yet convenient location, this beautiful 4 double bedroom semi-detached family home has so much to offer, being situated on the doorstep of fabulous amenities, open spaces and of course some of the best schooling around. If good transport links are important, Sutton, West Sutton & Cheam stations provide quick links into the City - you'll be from your sofa to London in under an hour. Despite all of this, sitting in your stunning, south-facing garden you'd be forgiven for thinking you were in the middle of nowhere - a place for you to enjoy a good book, enjoy the sunshine or have friends over.

Inside your home, you can't fail to be impressed by the amount of space and proportions of the rooms. The house has been partially remodeled from the original layout to now be a thoroughly modern space for families - and being in the sort of condition you can just unpack your bags and move straight in. Upstairs, there are four generously proportioned bedrooms and family bathroom - with an additional w/c for maximum convenience. On the ground floor, there is a huge amount of versatility, so be prepared to be impressed. The dining room is a fabulous place to entertain in, a light and airy space with gorgeous bay, that will surely impress with the sheer opulence. The less formal living room is adjacent, a perfect room to relax in, that also offers views to the garden and also the covered terrace area, ideal for all year round barbeques! If family time is important, the incredible, kitchen/breakfast room means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, with a large utility room leading off. Outside, the aforementioned garden will be everything you've ever dreamed of, with the icing on the cake being the addition of driveway and garage providing ample off-street parking.





GROUND FLOOR

Porch

Entrance Reception

Dining Room

16'11 x 14'8 (5.16m x 4.47m)

Living Room

17' x 13' (5.18m x 3.96m)

OPEN PLAN KITCHEN/BREAKFAST AREA

Kitchen

15'8 x 6'5 (4.78m x 1.96m)

Breakfast Room

12'10 x 12' (3.91m x 3.66m)

Utility Room

14'5 x 8'5 (4.39m x 2.57m)

Cloak/Shower room

FIRST FLOOR

Landing

Master Bedroom

15'10 x 14'8 (4.83m x 4.47m)

Bedroom

13'1 x 11'9 (3.99m x 3.58m)

Bedroom

13'10 x 12'9 maximum (4.22m x 3.89m maximum)

Bedroom

9'2 x 8'5 (2.79m x 2.57m)

Family Bathroom

9' x 9' maximum (2.74m x 2.74m maximum)

Seperate W/C

OUTSIDE

Rear Garden

Covered Patio Area

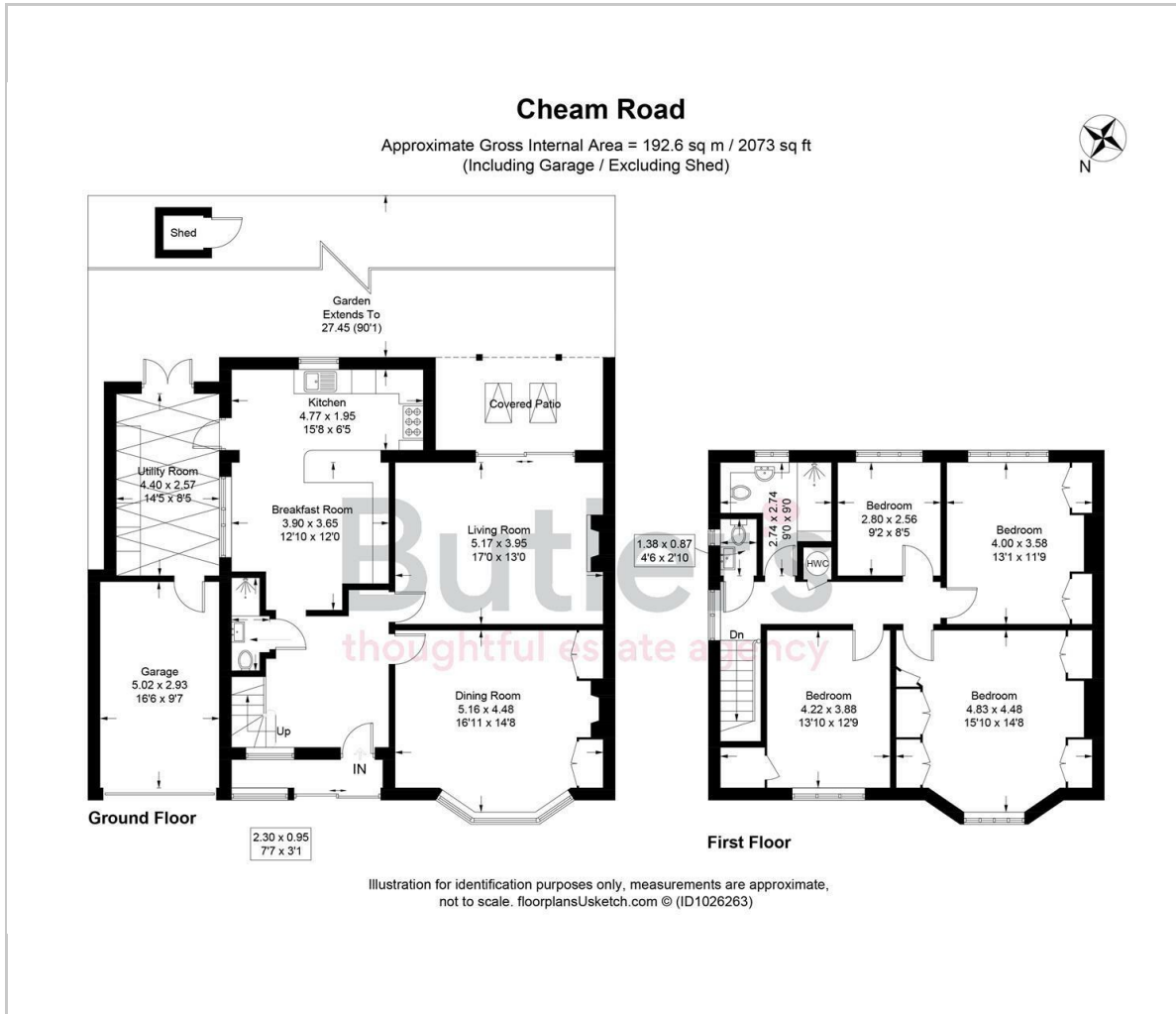
Rear Garden

Driveway

Garage

16'6 x 9'7 (5.03m x 2.92m)

Floor Plan

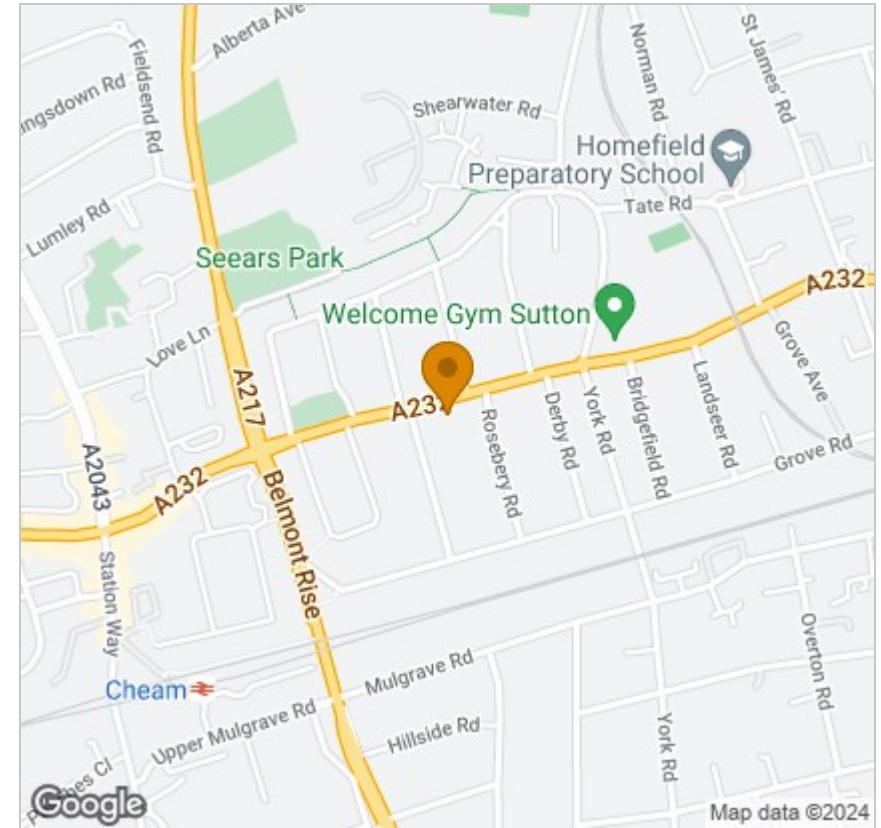


Viewing

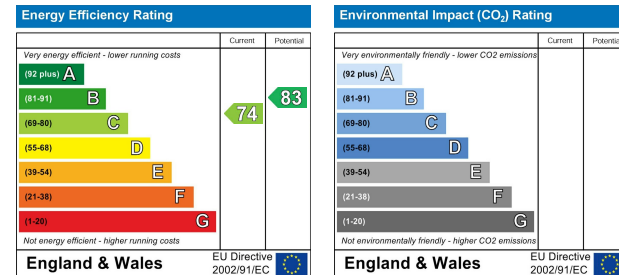
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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