

Butler's

thoughtful estate agency



Kingsdown Road
Sutton, SM3 8NZ

Offers in the region of £500,000



3



1



2



2

Kingsdown Road

Cheam, Sutton, SM3 8NZ

This semi-detached home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location.

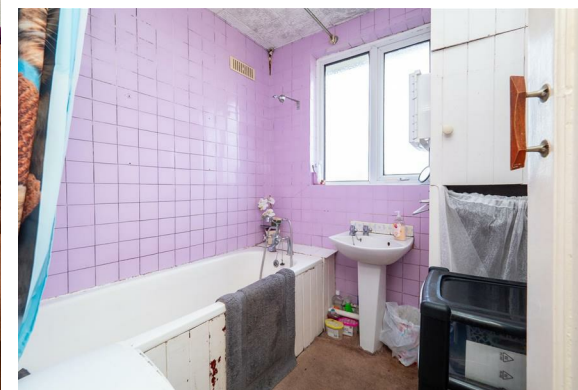
Have you ever dreamed of living in a quiet road, yet on the doorstep of excellent amenities, open spaces, schools and transport links? It's just a quick stroll into Cheam high street, with you having outstanding schooling in close proximity. Buses and Cheam station provide quick links into the City, so it will be 'sofa to London' in under an hour. Despite all of this, sitting in your generously sized, mature rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over when the work is done.

Within the home, you'll appreciate the abundance of features and charm that still remain, ideal for you to be sympathetic during your renovations. Inside, the layout of the ground floor currently offers a huge amount of versatility, with two reception rooms - however there is scope to either knock through the rear kitchen/dining room or even go the extension route as some of the neighbors have - subject to the relevant permissions.

Upstairs, there is potential in abundance, with two double bedrooms along with a single, synonymous with this period of build. There is also a possibility for a loft conversion if you have a large family.

Finishing off the house internally is a bathroom serving all the rooms, with a separate W/C. On the outside there is a garage en bloc - with the bonus of a small front garden providing the possibility of off street parking, again subject to the relevant consents via the local authority.

GROUND FLOOR





Hallway
Living Room
13'3 x 11'11 (4.04m x 3.63m)
Dining Room
12'4 x 10'8 (3.76m x 3.25m)
Kitchen
13'2 x 6'10 (4.01m x 2.08m)

FIRST FLOOR

Landing
Bedroom
13'4 x 11'1 (4.06m x 3.38m)
Bedroom
12'3 x 11'1 (3.73m x 3.38m)
Bedroom
7'3 x 6'8 (2.21m x 2.03m)
Bathroom
6'6 x 6'2 (1.98m x 1.88m)

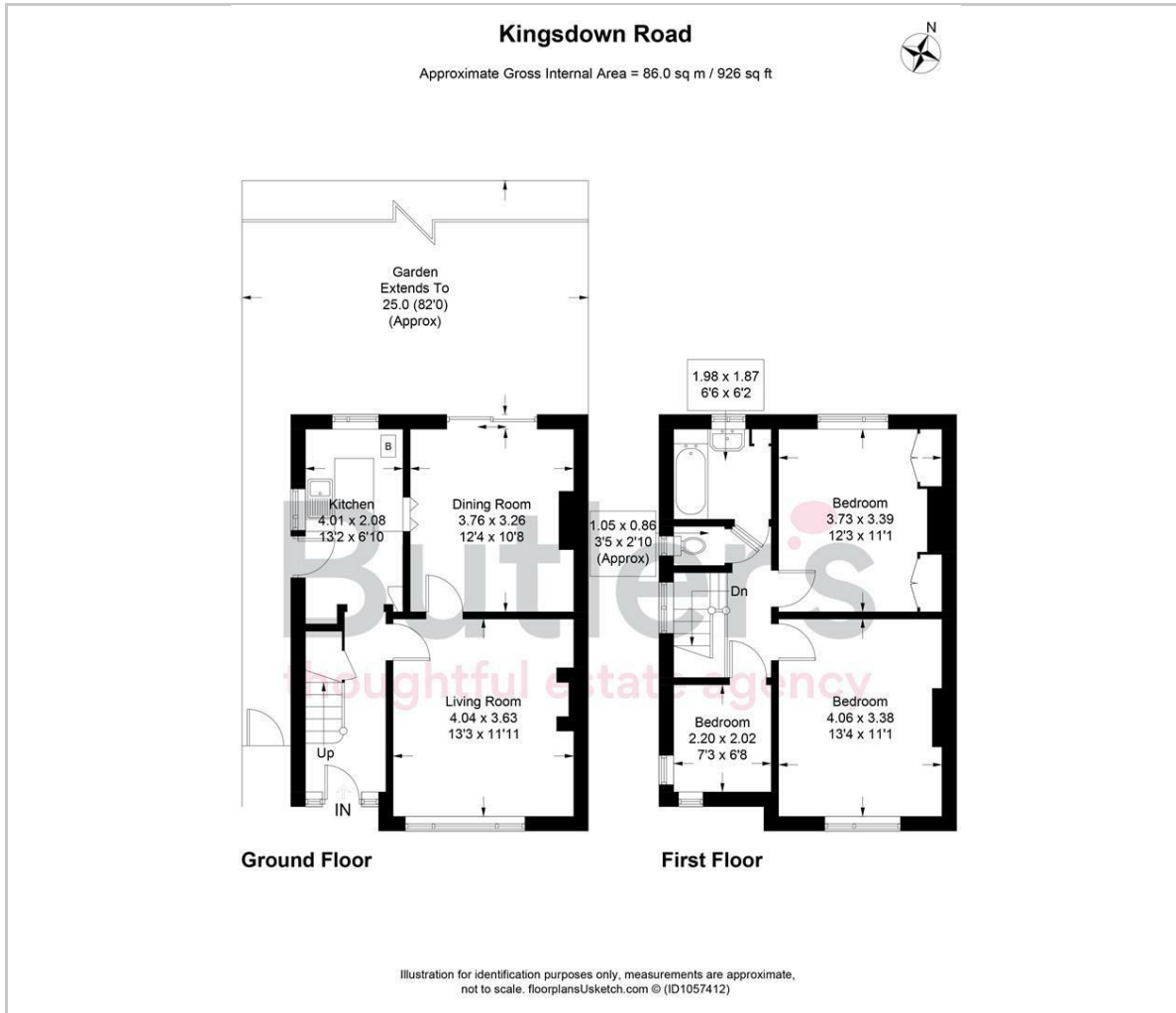
Separate W/C

OUTSIDE

Rear Garden
Front Garden
Garage En-Bloc



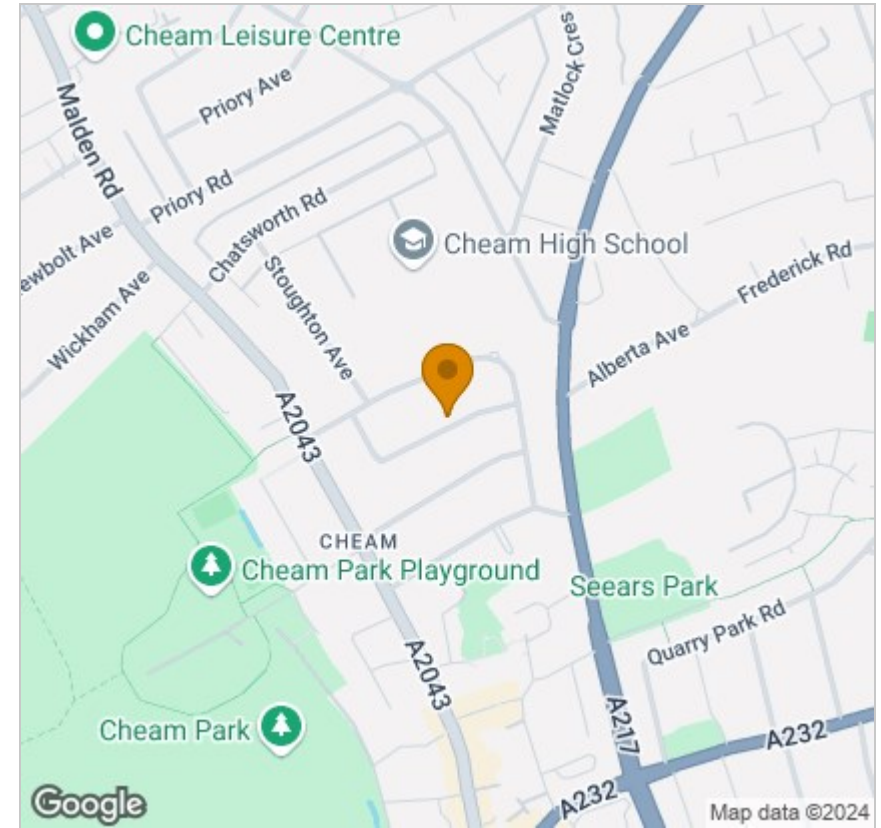
Floor Plan



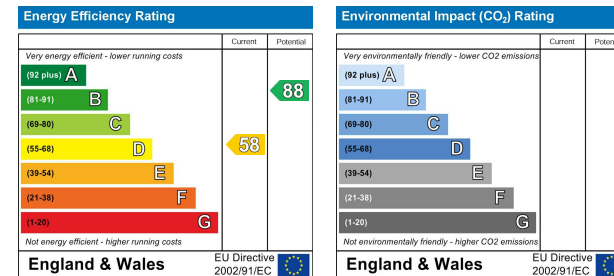
Viewing

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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18 Sutton Plaza, Sutton, Surrey, SM1 4FS
 Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk