

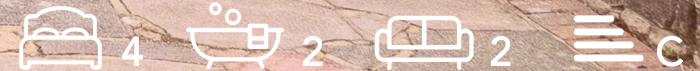
Butler's

thoughtful estate agency



Chertsey Drive
Sutton, SM3 9UL

Offers over £650,000

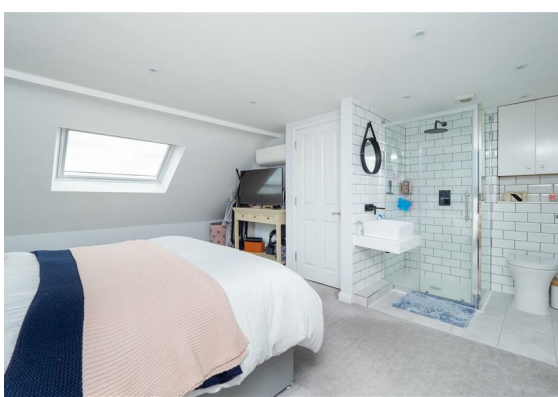


Chertsey Drive

Cheam, Sutton, SM3 9UL

Having been extensively extended to the rear and into the loft, this beautiful family home has so much to offer, both inside and out. Location wise, this prestigious road is just a short walk into Cheam, with you having outstanding schooling on your doorstep. West Sutton & Sutton Common stations are also close by, providing quick links into the City - you'll be from your sofa to London in under an hour! Despite all of this, sitting in your wonderful low maintenance 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 have friends over - especially with the fantastic garden room that is perfect for entertaining or even to work from.

Inside your home, you'll be bowled over by the amount of work the current sellers have gone to, having totally remodeled the property from top to bottom, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms and a family bathroom for maximum convenience, with a sensational master bedroom on the top floor with air conditioning and an open en-suite that really is a 'grown up' sanctuary for the adults! On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge with a further dining room that reaches into the rear extension that is a wonderful family space for everyone to get together and will bring a truly social element to everyday living - or hold those dinner parties that are something you've probably been dreaming of for some time now! If we're on the money with the latter, the outstanding, modern kitchen 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. Outside, the garden is perfect for a kick around with the kids, with the icing on the cake being the addition of a driveway to the front providing off-street parking.





GROUND FLOOR

Hallway

Living Room
12'4 x 10'8 (3.76m x 3.25m)

Dining Room
11'2 x 10'4 (3.40m x 3.15m)

Kitchen
15'5 x 15'3 maximum (4.70m x 4.65m maximum)

Cloakroom

FIRST FLOOR

Landing

Bedroom
12'11 x 10'8 (3.94m x 3.25m)

Bedroom
13'3 x 9'4 (4.04m x 2.84m)

Bedroom
8'4 x 5'10 (2.54m x 1.78m)

Bathroom
6'11 x 5'4 (2.11m x 1.63m)

SECOND FLOOR

Landing

Master Bedroom with En-Suite
17'3 x 16'4 (5.26m x 4.98m)

OUTSIDE

Driveway

Rear Garden

Garden Room
10'8 x 10'3 (3.25m x 3.12m)

Storage/Shed
10'8 x 3'7 (3.25m x 1.09m)



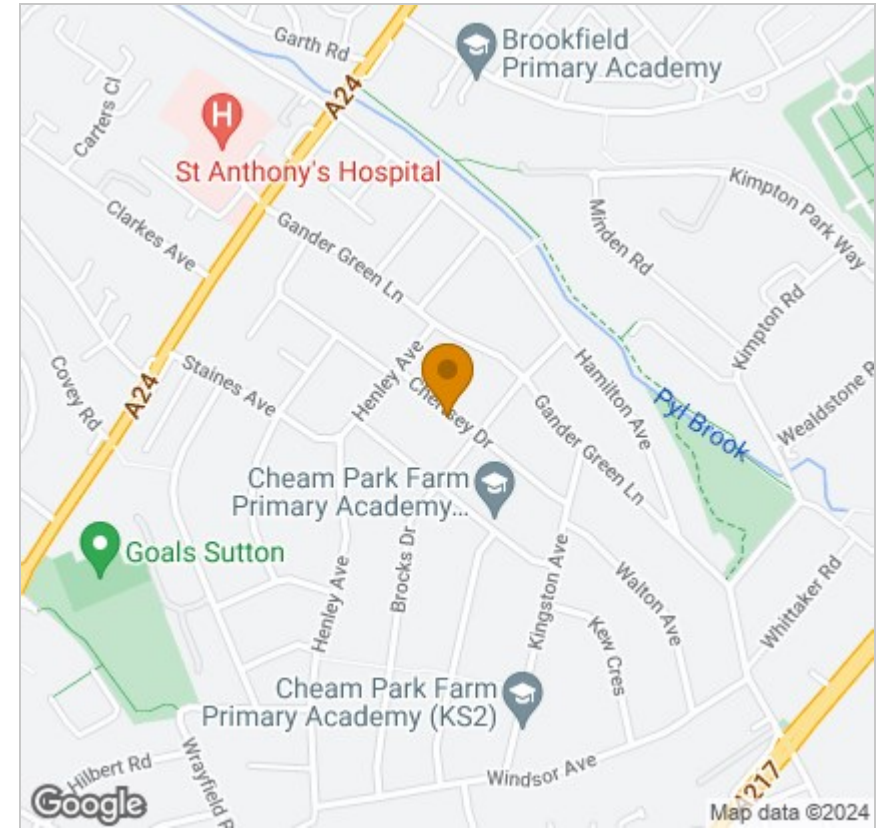
Floor Plan



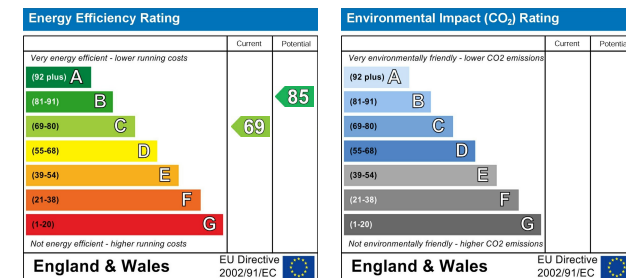
Viewing

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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