

Butler's

thoughtful estate agency



Brocks Drive
Sutton, SM3 9UJ

Guide price £575,000



Brocks Drive

Cheam, Sutton, SM3 9UJ

GUIDE PRICE £575,000 - £600,000

Positioned in one of Cheam's most sought after residential locations, this incredible home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Brocks Drive will surpass your expectations, as it's just a short distance to either Cheam, Sutton & Worcester Park, with you having outstanding schooling close by. West Sutton & Common stations provide quick links into the City - you'll be from your sofa to London in just under an hour.

Despite all of this, sitting on the patio of your landscaped 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. Inside your home, you can't fail to be amazed by the amount of work the current seller has gone to, having totally refurbished the property from top to toe (including a new roof), meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy through lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the dining area that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely, 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.

Work from home? We have great news for you! Outside, the fantastic summer house & workshops are versatile spaces for homeworking and/or summer gatherings, and to the front you'll love the convenience of your very own driveway!





GROUND FLOOR

Hallway

Living Room

11'11" x 11'3" (3.63m x 3.43m)

Dining Room

13' x 9' (3.96m x 2.74m)

Kitchen

11'2" x 7'5" (3.40m x 2.26m)



FIRST FLOOR

Landing

Bedroom

11'11" x 10'11" (3.63m x 3.33m)

Bedroom

13'3" x 9'8" (4.04m x 2.95m)

Bedroom

8' x 5'9" (2.44m x 1.75m)

Bathroom

7'1" x 5'5" (2.16m x 1.65m)

OUTSIDE

Rear Garden

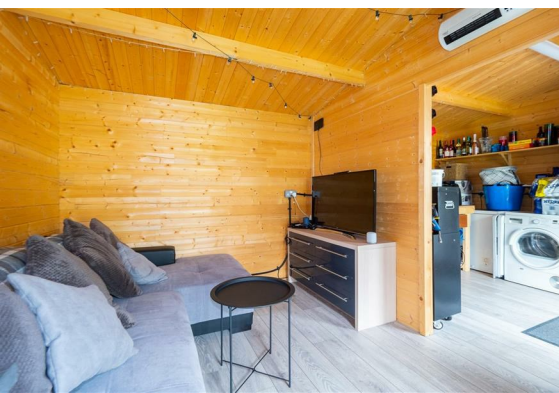
Driveway

Summer House

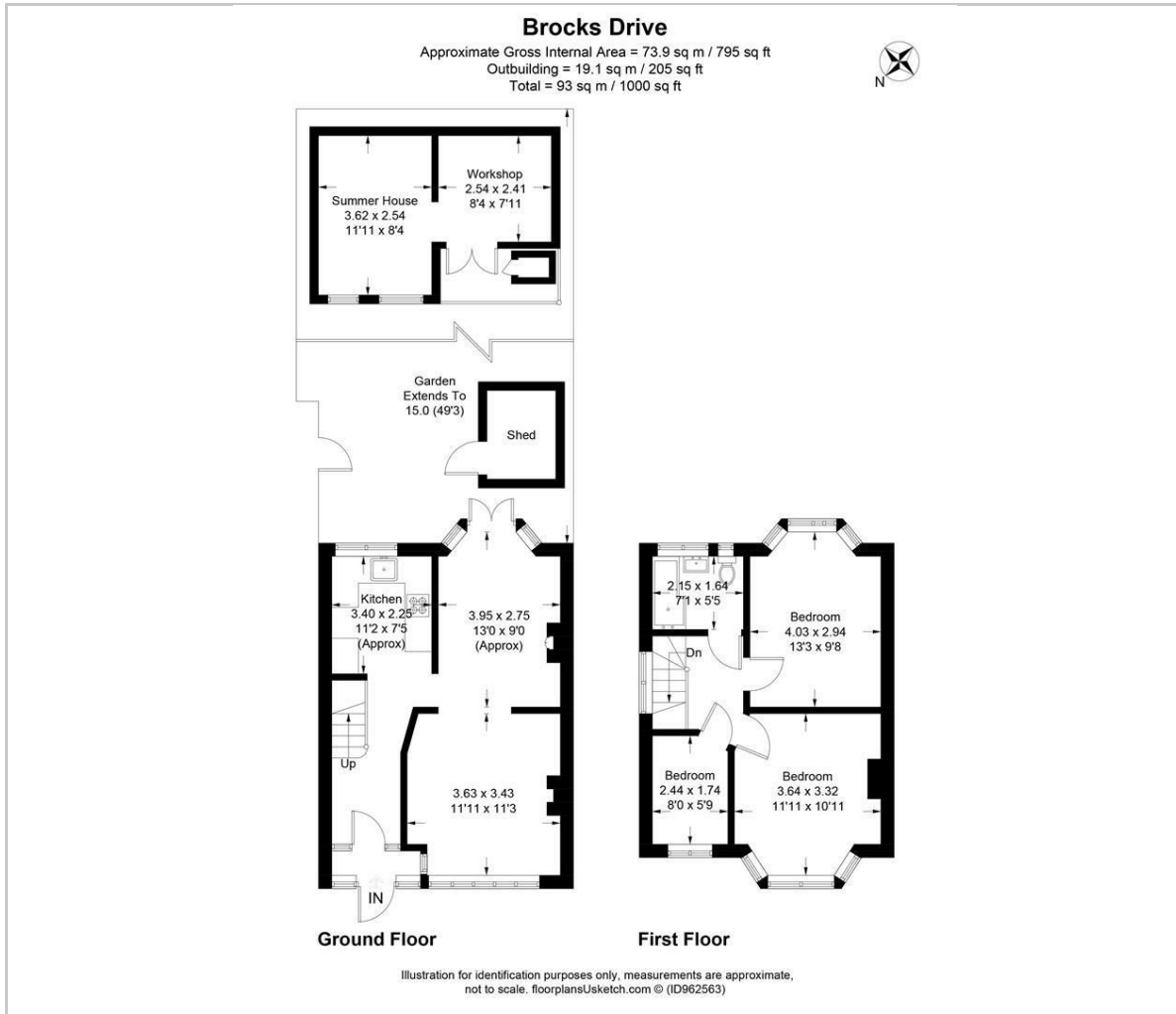
11'11" x 8'4" (3.63m x 2.54m)

Workshop

8'4" x 7'11" (2.54m x 2.41m)



Floor Plan



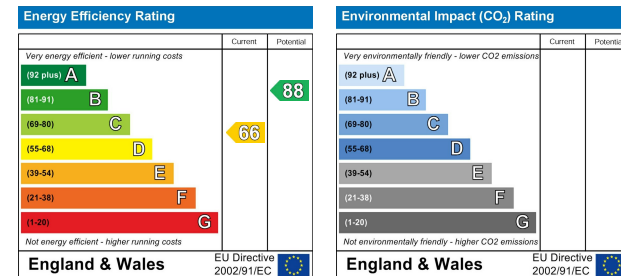
Viewing

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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