

Butler's

thoughtful estate agency



Hadleigh Drive
Sutton, SM2 5BF

Offers in the region of £725,000

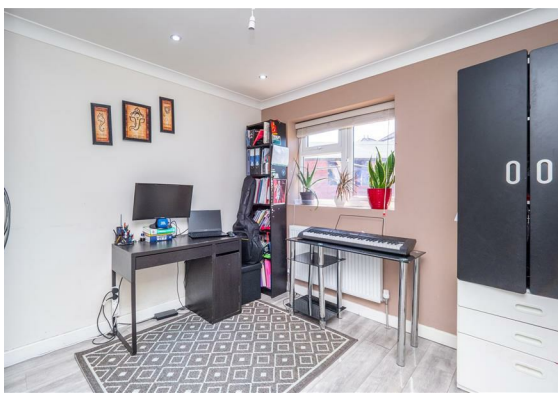


Hadleigh Drive

Sutton, SM2 5BF

NO CHAIN! Situated in one of Sutton's most coveted residential developments, this amazing, extended, detached family home has so much to offer, both inside and out. It's situated in such a fabulous location, being in a quiet cul-de-sac that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with transport links such as buses and Sutton/Belmont stations providing quick links into the City - you'll be from sofa to London in well under an hour, amazing!

To the rear, looking out over your landscaped garden, you will appreciate that this a fabulous place for you to enjoy a good book, catch some rays or even have a few friends over, especially during these warmer months. Inside your home, you'll appreciate the incredible amount of work the property has had over the current sellers' ownership, meaning you can just pack your bags and move straight in. The ground floor is a flowing, open-plan layout, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, family get-togethers, dining and even for when you work from home. If you like to entertain, the stunning 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. Sleep-wise, this house certainly doesn't let you down; with 4/5 well-proportioned bedrooms set over 2 floors and two bathrooms (one en-suite, perfect for guests), there will be a tough choice about which one to make the kids rooms or your home office. You on the other hand won't have that issue, as the sumptuous master has a boutique hotel feel, with recessed lighting and lots of space for your wardrobes. Finishing off this lovely home is a cloakroom on the ground floor serving the property, and the bonus of parking on the driveway. So, if you are looking to buy and want a house that really is the complete package, look no further than Hadleigh Drive!





GROUND FLOOR

Hallway

Living/Dining Room
23'3 x 14'6 (7.09m x 4.42m)

Kitchen
13'1 x 12'6 (3.99m x 3.81m)

Study
10'3 x 9'3 maximum (3.12m x 2.82m maximum)

Bedroom
13'4 x 8'1 (4.06m x 2.46m)

En-Suite
8' x 2'11 (2.44m x 0.89m)

Cloakroom

FIRST FLOOR

Landing

Bedroom
13'5 x 8'6 (4.09m x 2.59m)

Bedroom
10'10 x 8'6 (3.30m x 2.59m)

Bedroom
10'2 x 5'9 (3.10m x 1.75m)

Bathroom
6'1 x 5'6 (1.85m x 1.68m)

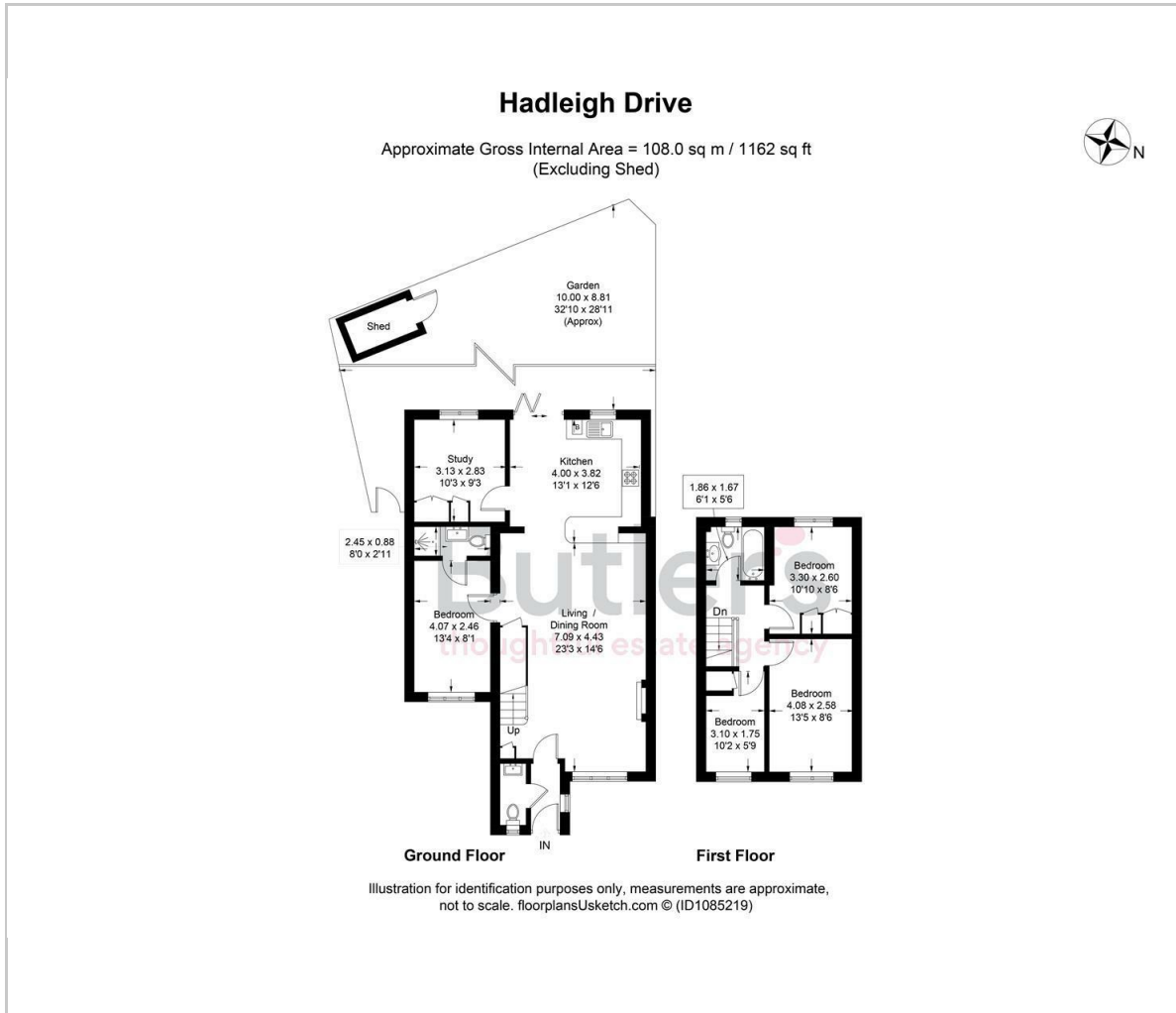
OUTSIDE

Parking

Rear Garden



Floor Plan



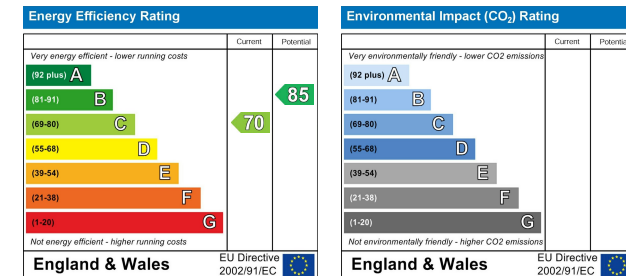
Viewing

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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