

# Butler's

thoughtful estate agency



Hadleigh Drive  
Sutton, SM2 5BF

Offers in the region of £782,000



5



3



2



3



## Hadleigh Drive

Sutton, SM2 5BF

Nestled in one of Sutton's most coveted locations, this amazing, extended, link-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 just over an hour, amazing! Sitting in your large garden room overlooking your landscaped outside space, 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.

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, semi-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 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.

Upstairs, this house certainly doesn't let you down; with 5 well-proportioned bedrooms and 3 bathrooms (2 en-suite), there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the sumptuous master encompasses all of the second floor and has a boutique hotel feel, with elevated views and a walk in wardrobe. Finishing off this lovely home is a cloakroom on the ground floor serving the property, and the bonus of ample parking on the driveway with a garage to park or provide additional storage.

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

Dining/Living Room  
26'11" x 11'8" (8.20m x 3.56m)

Kitchen  
15'7" x 9'4" (4.75m x 2.84m)

Garden Room  
13'9" x 10'7" (4.19m x 3.23m)

## FIRST FLOOR

Landing

Bedroom  
14'6" x 8'11" (4.42m x 2.72m)

En-Suite  
6'9" x 6'6" (2.06m x 1.98m)

Bedroom  
13'5" x 8'8" (4.09m x 2.64m)

Bedroom  
9'5" x 9' (2.87m x 2.74m)

Bedroom  
9'10" x 8'9" (3.00m x 2.67m)

Bathroom  
6'7" x 6'7" (2.01m x 2.01m)

## SECOND FLOOR

Landing

Principle Bedroom  
19'5" x 11'6" (5.92m x 3.51m)

En-Suite  
6'9" x 5'9" (2.06m x 1.75m)

## OUTSIDE

Driveway

Garage  
16'7" x 8'10" (5.05m x 2.69m)

Rear Garden





## Floor Plan



## Viewing

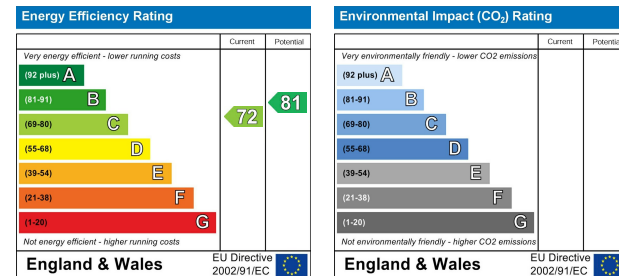
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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