

Butler's

thoughtful estate agency

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I'm for sale
020 39 170 150
butlershomes.co.uk

Brocks Drive
Sutton, SM3 9UP

Guide price £725,000



Brocks Drive

Cheam, Sutton, SM3 9UP

Having been extensively extended to the side and into the loft, this beautiful family home has so much to offer, both inside and out. Location wise, this coveted 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, boasting it's own W/C. 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 four bedrooms and a family bathroom for maximum convenience, with a fabulous master that has a 'hidden' ensuite that really is a grown up sanctuary just for the adults!

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a a fabulous, light and airy lounge with a further bedroom/reception room that reaches into the side extension, which is a multipurpose space to sleep if you have large family - or for everyone to get together as a family room.

If we're on the money with the latter, the kitchen/diner 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 so that you can hold those dinner parties that are something you've probably been dreaming of for some time now. Outside, there is a Sauna for the adults, with the garden and side patio offering defined areas. The icing on the cake is the addition of a large driveway to the front providing off-street parking.





GROUND FLOOR

Hallway

Living Room

15'5 x 11'2 (4.70m x 3.40m)

Kitchen/Dining Room

26'11 x 9'3 maximum (8.20m x 2.82m maximum)

Bedroom/Reception Room

13'9 x 9'8 maximum (4.19m x 2.95m maximum)

FIRST FLOOR

Landing

Master Bedroom

13'9 x 9'8 (4.19m x 2.95m)

En-Suite

7'1 x 6'3 (2.16m x 1.91m)

Bedroom

11'6 x 11' (3.51m x 3.35m)

Bedroom

13' x 9'6 (3.96m x 2.90m)

Family Bathroom

10' x 6'3 maximum (3.05m x 1.91m maximum)

SECOND FLOOR

Landing

Bedroom

13'9 x 10'7 (4.19m x 3.23m)

OUTSIDE

Driveway

Rear Garden

Side Patio

Outbuilding

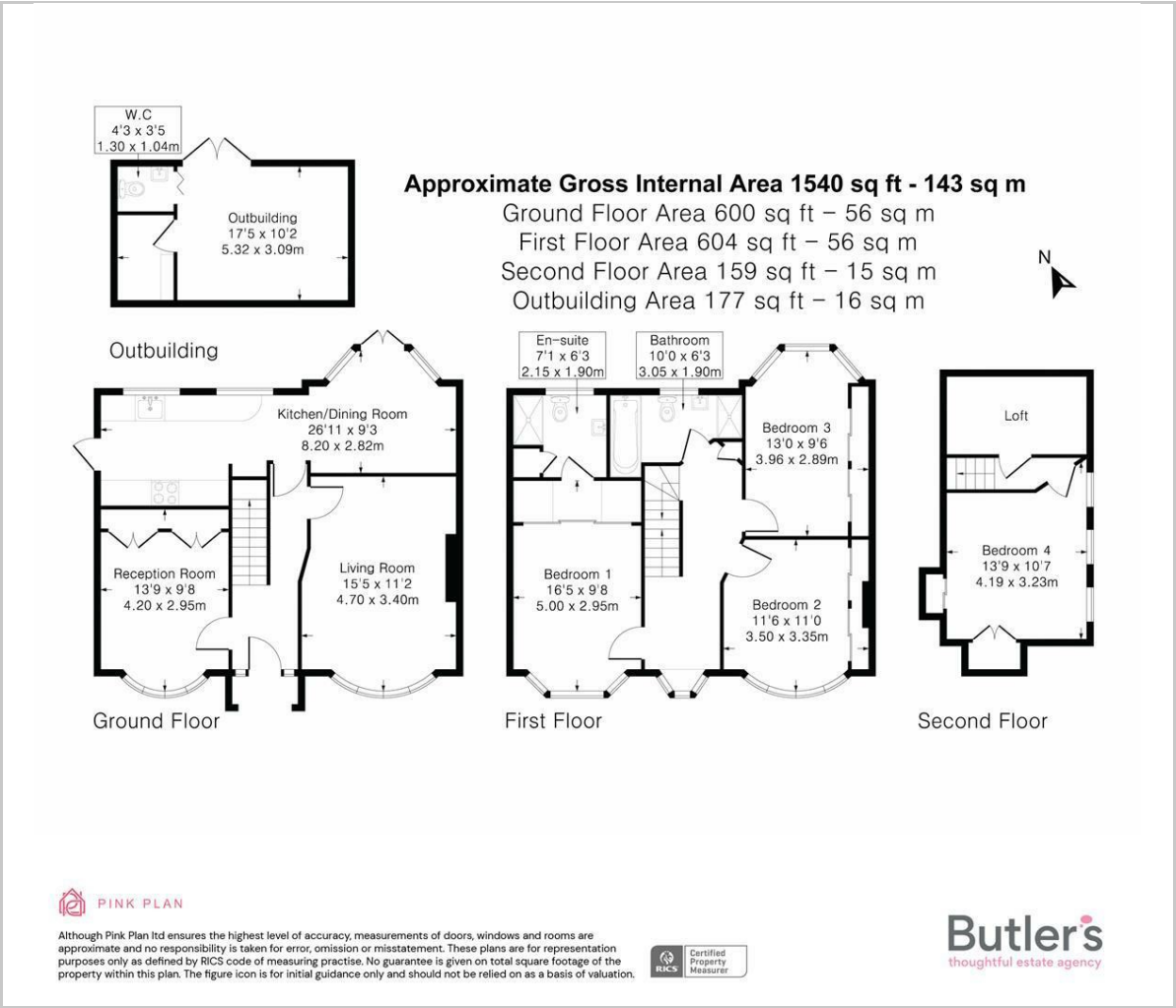
17'5 x 10'2 maximum (5.31m x 3.10m maximum)

Seperate W/C

Sauna



Floor Plan



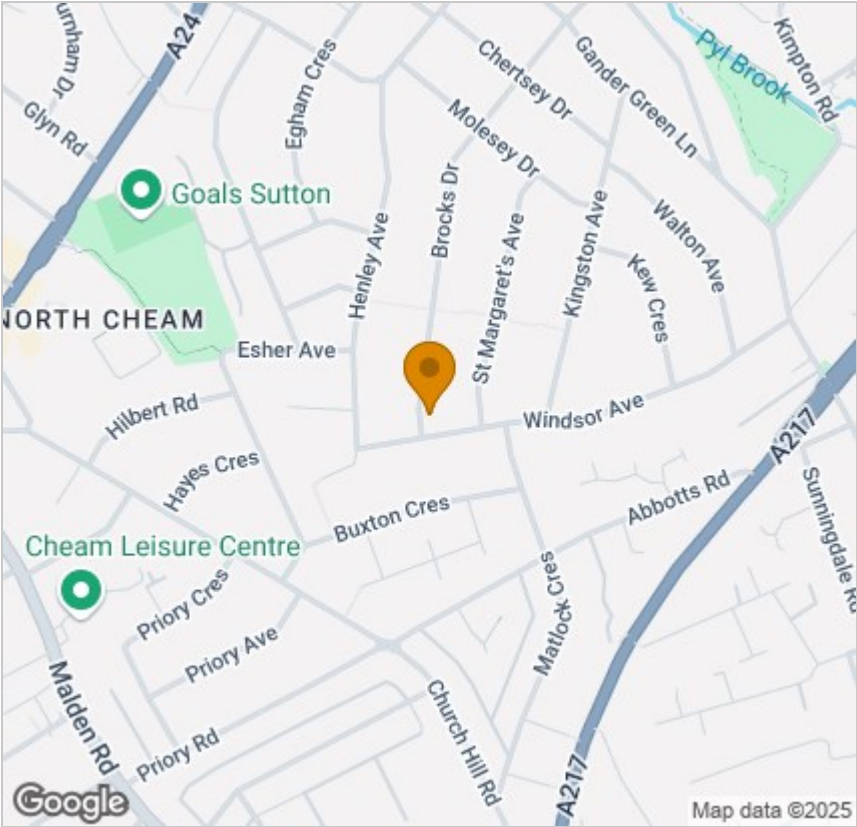
Viewing

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

