

Butler's

thoughtful estate agency



Egham Crescent
Sutton, SM3 9AL

Guide price £600,000



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GUIDE PRICE £600,000 - £650,000 - Incredible value! 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 can be from your into London in under an hour.

Despite all of this, sitting in your 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. Inside your home, you'll be impressed by the amount of work the house has undergone, having been totally remodeled from top to bottom, meaning you can just pack your bags and move straight in.

Upstairs is unusually (and conveniently) accessed via either one of the two staircases, where there are five bedrooms, family bathroom and an additional smaller bathroom area for maximum convenience - with a master bedroom situated on the second floor boasting it's own en-suite.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous light and airy lounge also gives access to a handy utility room, which you can adapt to your own personal preference, such as being easily converted to a dedicated workspace. Adjacent to the lounge, the modern kitchen/diner is incredibly well appointed and somewhere you can cook up a storm, in what is a truly well thought out and designed place for you to enhance your culinary skills - great for you to hold those dinner parties that are something you've probably been dreaming of for some time now.

Outside, there are two garden areas and side patio, with the icing on the cake being no onward chain, perfect for the lucky new owners to be in as quickly as they would like.

GROUND FLOOR

Hallway

Living/Dining Room

22'1 x 11'8 maximum (6.73m x 3.56m maximum)

Utility Room





Kitchen/Dining Room
26'5 x 12'8 maximum (8.05m x 3.86m maximum)

Lobby

Cloakroom

FIRST FLOOR

Landing

Bedroom
12'9 x 12'6 maximum (3.89m x 3.81m maximum)

Bedroom
13'1 x 9'7 maximum (3.99m x 2.92m maximum)

Bathroom

Lobby

Bedroom
13'7 x 8'9 maximum (4.14m x 2.67m maximum)

Bedroom
10'3 x 9'1 (3.12m x 2.77m)

Bathroom
6'9 x 5'5 (2.06m x 1.65m)

SECOND FLOOR

Landing

Bedroom
16' x 11'9 (4.88m x 3.58m)

En-Suite
9'1 x 3'2 (2.77m x 0.97m)

OUTSIDE

Rear Garden

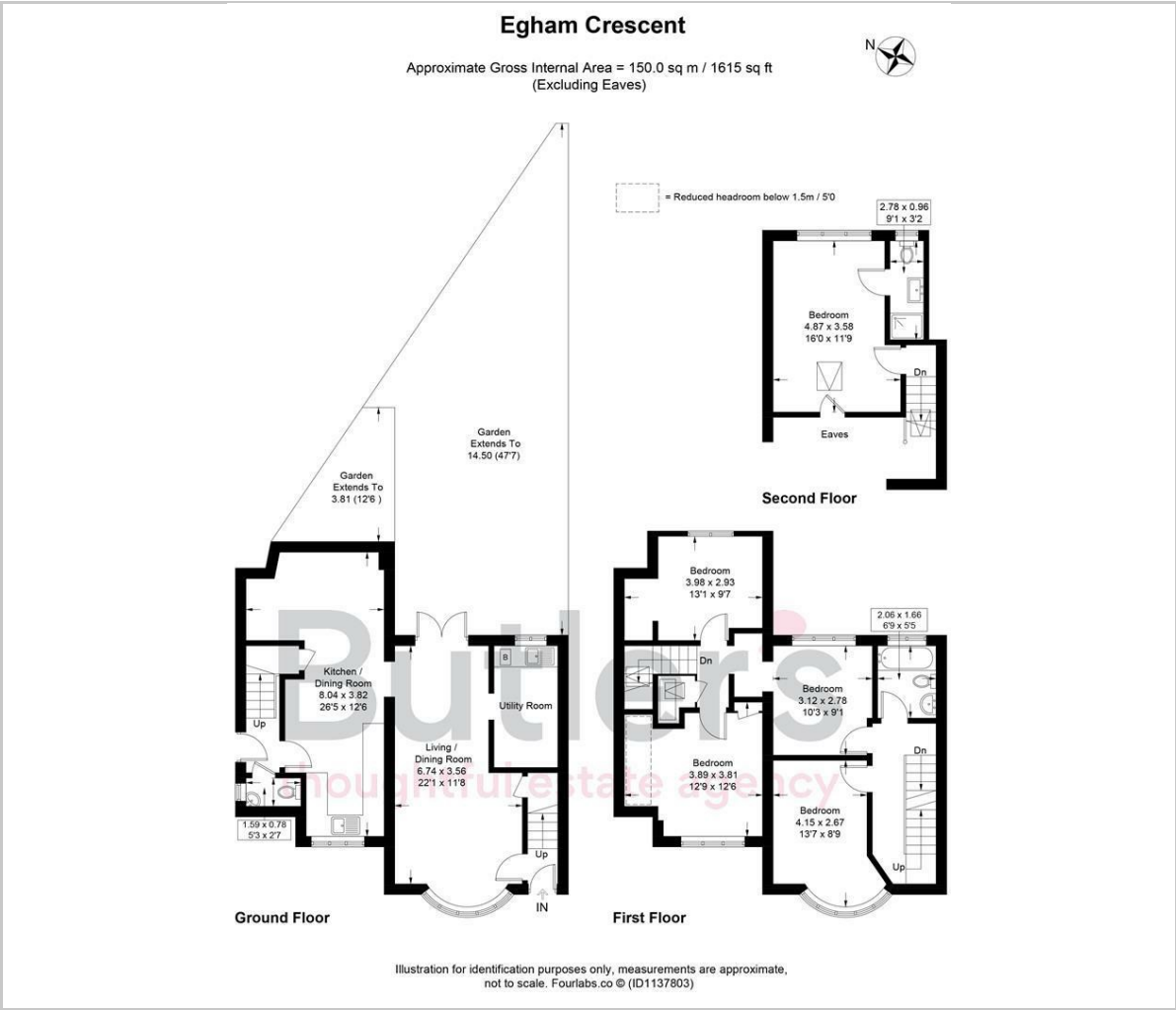
Rear Patio

Front Patio

Side Patio



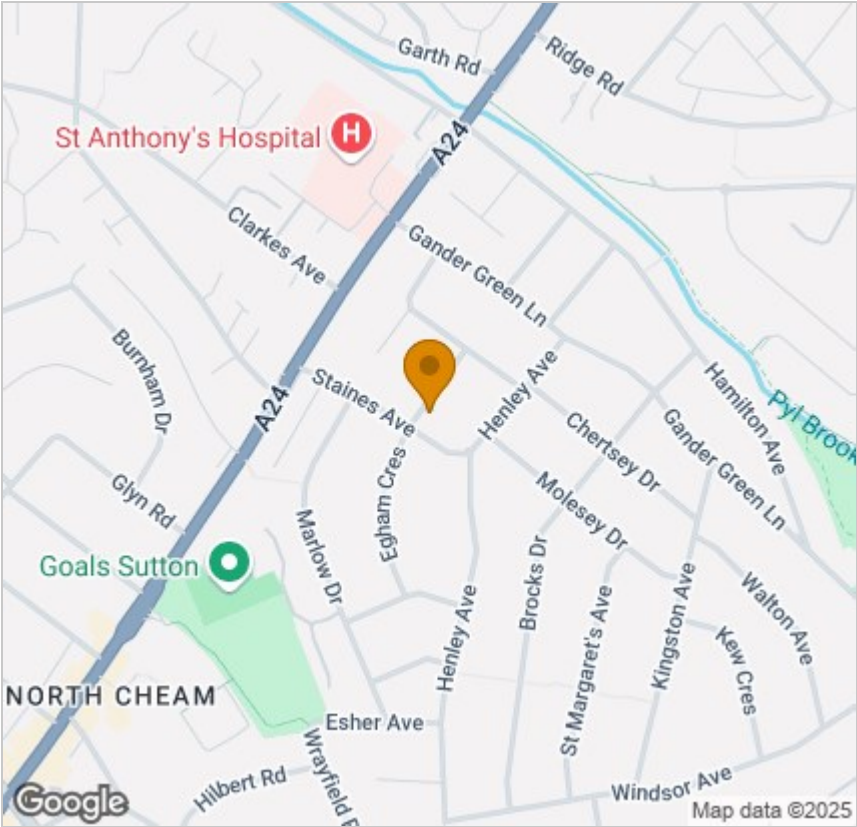
Floor Plan



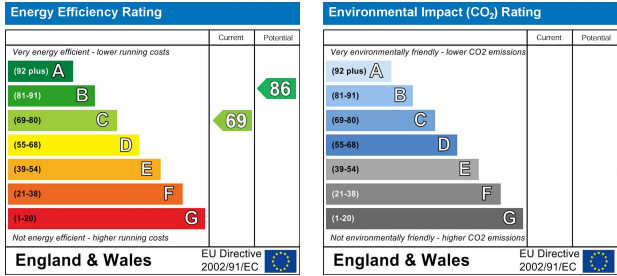
Viewing

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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