

# Butler's

thoughtful estate agency



Cornwall Road  
Sutton, SM2 6DS

Guide price £1,350,000





## Cornwall Road

Cheam, Sutton, SM2 6DS

Every now and again a house comes to market that is truly exceptional, with this stunning 4 bedroom detached home being one such property. It really is a house that has been fastidiously cared for and updated without compromise, and if you love to entertain, there is no other property quite like it on the market or likely to be in the near future. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly coveted location, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, enhancing your well-being. Inside the house, the lounge is a fabulous space for you to relax in, being perfect for you to snuggle down on a comfy chair with a good book, looking out through your gorgeous window that floods the room with light. The real heart of the home is the incredible kitchen/diner/family room, with an abundance of workspace to really cook up a storm - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones on the kitchen island, looking forward to the day ahead. For more formal dinner parties, the dining space is a wonderful place to entertain in, drink in hand, spilling out onto the raised terrace via the large french doors after your lovely evening meal. Upstairs, the bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more early nights as you will be so eager to nestle down in what are incredibly stylish surroundings. All the rooms are then served by either a beautiful family bathroom or ensuite to the principle bedroom. Lastly, the house boasts a dedicated office, utility room and cloakroom serving the ground floor rooms. Outside, a wonderful, secluded, landscaped rear garden will be great for every age range, with a large driveway to the front providing ample off street parking, leading to the integrated garage







**GROUND FLOOR**

- Porch
- Entrance Reception
- Living Room  
18' x 14'4 (5.49m x 4.37m)
- Family/Dining Room/Kitchen  
26'3 x 25'7 (8.00m x 7.80m)
- Utility Room  
9'10 x 8'3 (3.00m x 2.51m)

- Lobby
- Cloakroom  
5' x 3'3 (1.52m x 0.99m)
- Office  
10'11 x 6'11 (3.33m x 2.11m)

**FIRST FLOOR**

- Landing
- Master Bedroom  
14'10 x 13'7 (4.52m x 4.14m)
- En-Suite  
10'4 x 9'8 (3.15m x 2.95m)

- Bedroom  
15'2 x 14'4 maximum (4.62m x 4.37m maximum)
- Bedroom  
10'10 x 9'1 (3.30m x 2.77m)
- Family Bathroom  
9'11 x 9'9 (3.02m x 2.97m)

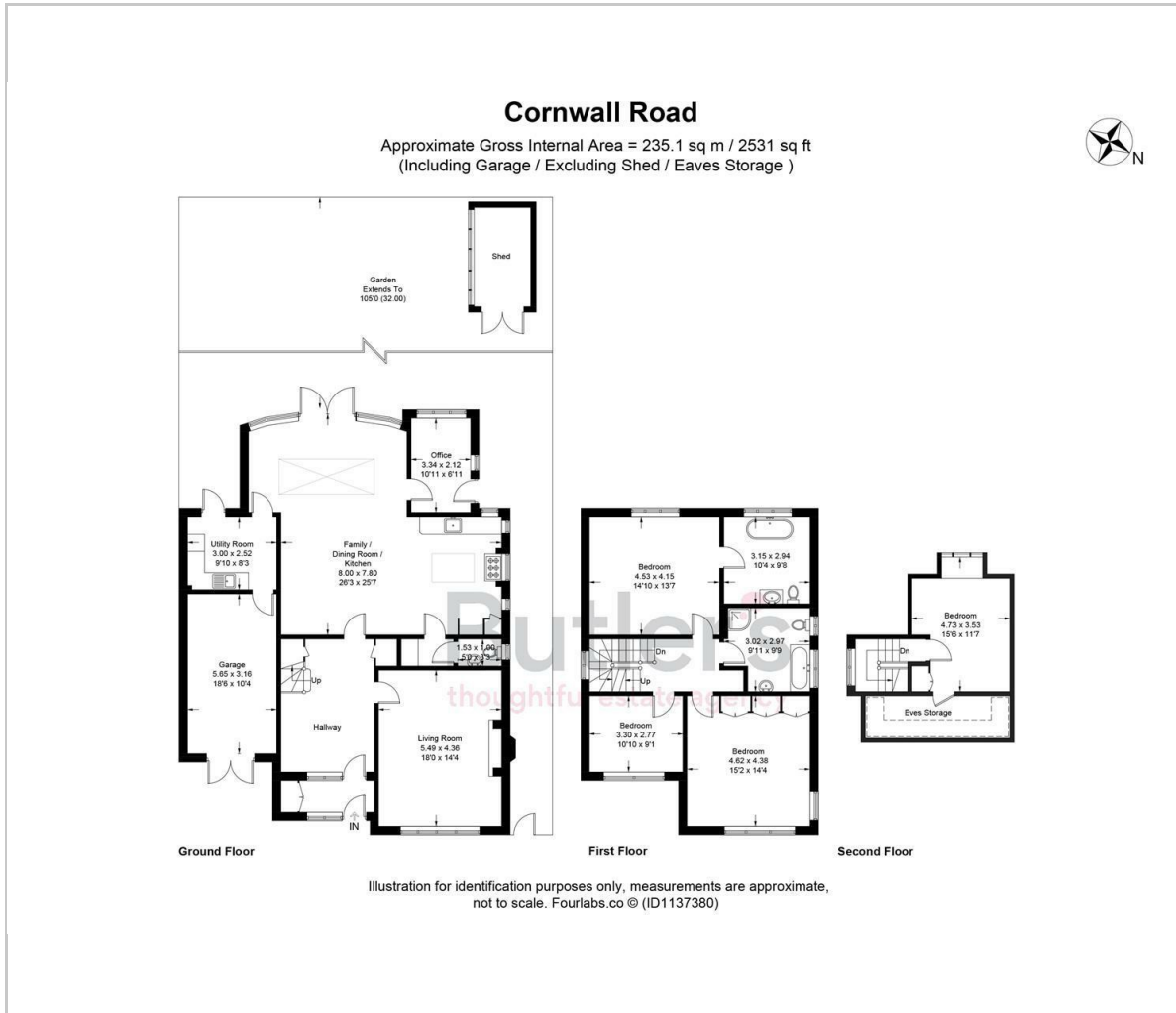
**SECOND FLOOR**

- Landing
- Bedroom  
15'6 x 11'7 (4.72m x 3.53m)

**OUTSIDE**

- Garage
- Driveway
- Elevated Terrace
- Rear Garden

## Floor Plan

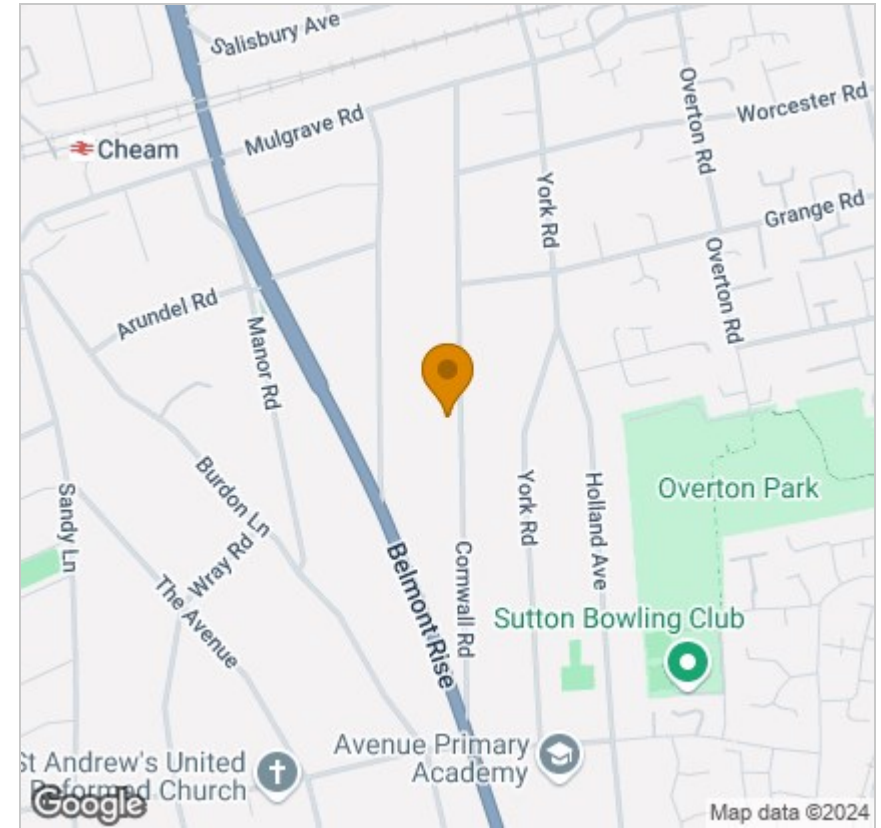


## Viewing

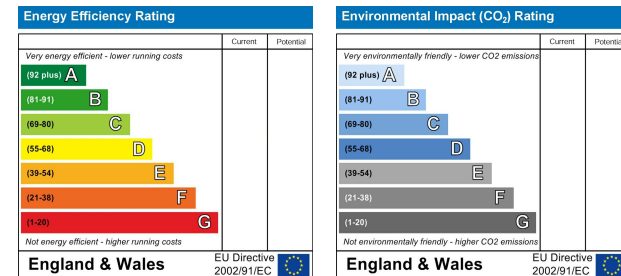
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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