

Butler's

thoughtful estate agency



Silverdale Close
Sutton, SM1 2LD

Guide price £850,000



Silverdale Close

Cheam, Sutton, SM1 2LD

JUST ONE PLOT AVAILABLE Every now and again a development comes to market that is truly exceptional, with this stunning 4/5 bedroom newly built executive home being one such example. It really is light and airy yet also energy efficient house that has been fastidiously built, sparing no time or expense on how the house is finished, such as the installation of a heat pump and solar panels. Inside, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly convenient cul-de-sac, 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 and entertain in, being perfect for you to snuggle down on a comfy chair with a good book in your hand or entertain in. The real heart of the home is the incredible kitchen/dining/family room, with abundance of workspace to really cook up a storm in and bi-fold doors leading out to your garden - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones, looking forward to the day ahead. 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 also served by either a beautiful modern bathroom with separate shower or sumptuous en-suite to the principal bedroom. But there's more! How about a wonderful, landscaped rear garden that will be great for every age range with a fantastic outbuilding, along with allocated parking on the front driveway. With all these benefits, along with 10 year new build, insurance backed warranty, we think that the new owners will be very lucky indeed.





GROUND FLOOR

Hallway

Kitchen/Dining/Family Room
19'5 x 18'3 (5.92m x 5.56m)

Reception Room/Bedroom
17' x 10'2 (5.18m x 3.10m)

Cloakroom

FIRST FLOOR

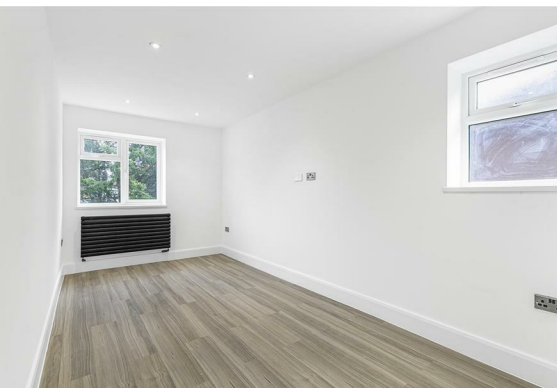
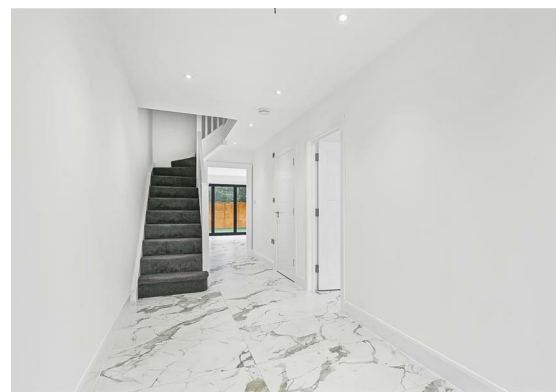
Landing

Bedroom
17'6 x 13'10 maximum (5.33m x 4.22m maximum)

Bedroom
15'2 x 9'6 (4.62m x 2.90m)

Bedroom
18'7 x 7'9 maximum (5.66m x 2.36m maximum)

Family Bathroom
10'3 x 7'9 (3.12m x 2.36m)



SECOND FLOOR

Landing

Master Bedroom
24'6 x 12'2 maximum (7.47m x 3.71m maximum)

En-Suite
10'4 x 7'5 (3.15m x 2.26m)

OUTSIDE

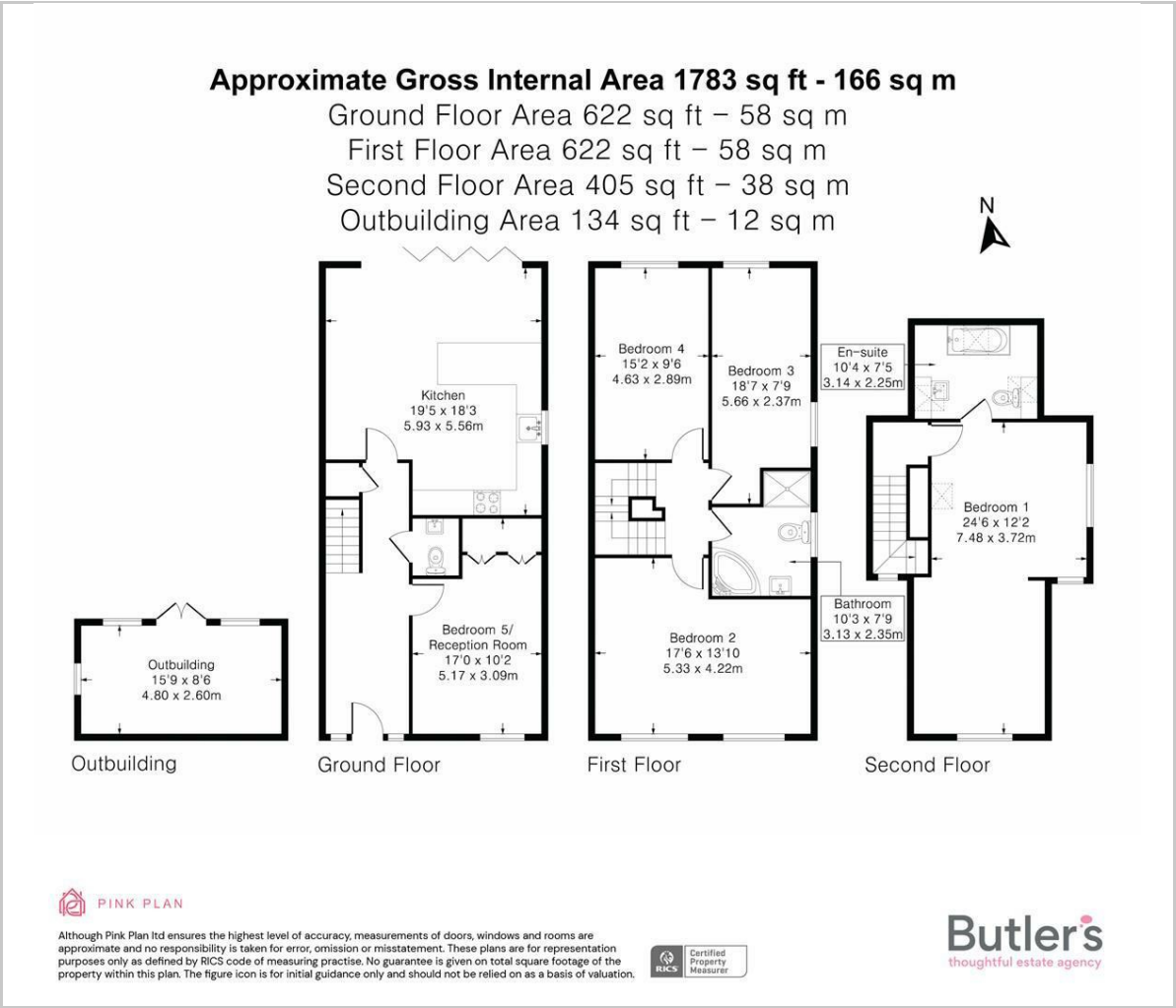
Driveway

Landscaped Rear Garden

Outbuilding
15'9 x 8'6 (4.80m x 2.59m)



Floor Plan

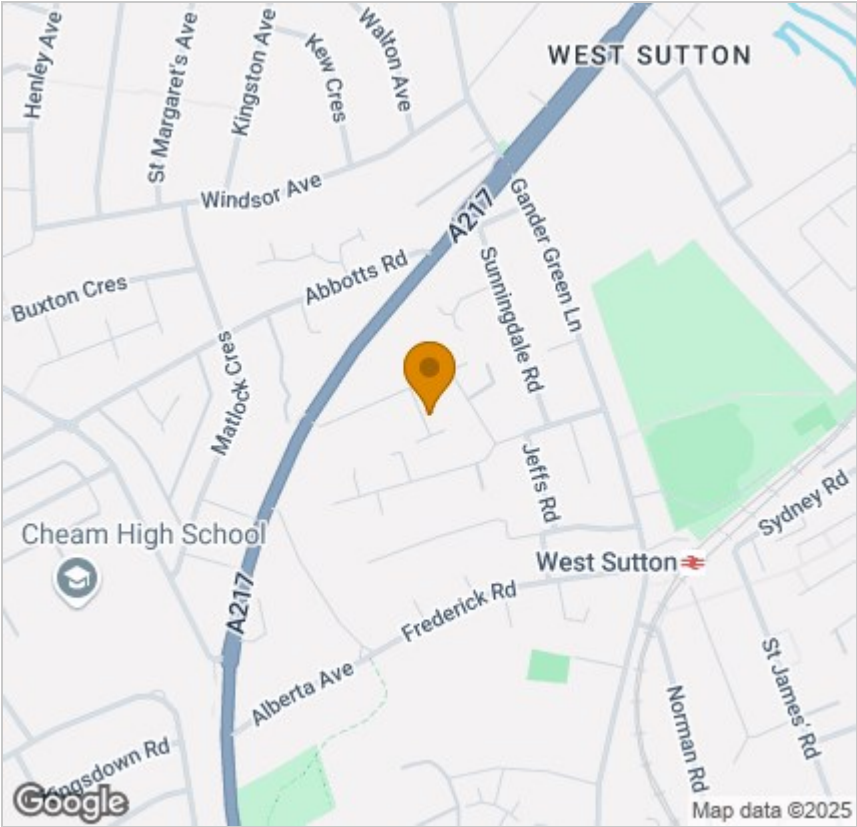


Viewing

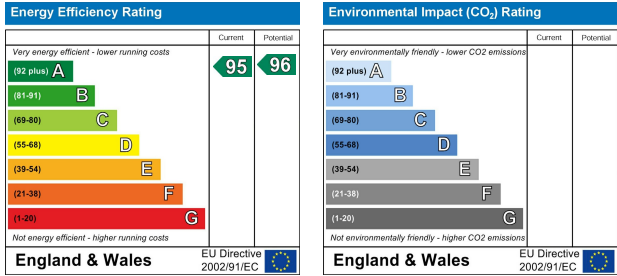
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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