

Butler's

thoughtful estate agency



Brocks Drive
Sutton, SM3 9UP

Guide price £625,000



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Cheam, Sutton, SM3 9UP

GUIDE PRICE £625,000 - £650,000

Having been extended to the rear 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 level 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 the home, you can just pack your bags and move straight in as the property has been well cared for throughout the current sellers occupation.

Upstairs, there are three bedrooms and a family bathroom for maximum convenience, with a fantastic master bedroom on the top floor with en-suite that really is a grown up sanctuary for the adults! On the ground floor you'll love the amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy lounge with a further dining room to the rear that is a wonderful family space for everyone to get together and will bring a truly social element to everyday living - or hold those dinner parties that are something you've probably been dreaming of for some time now. If we're on the money with the latter, the extended kitchen runs adjacent, and is a room you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, the aforementioned garden is perfect for a kick around with the kids, with the icing on the cake being the addition of a driveway to the front providing off-street parking.





GROUND FLOOR

Hallway

Living Room

11'6 x 11'3 maximum (3.51m x 3.43m maximum)

Dining Room

13'6 x 10'6 maximum (4.11m x 3.20m maximum)

Kitchen

13'11 x 6'4 (4.24m x 1.93m)

Cloakroom

FIRST FLOOR

Landing

Bedroom

11'6 x 11'2 maximum (3.51m x 3.40m maximum)

Bedroom

13'6 x 9'10 maximum (4.11m x 3.00m maximum)

Bedroom

7'2 x 5'7 (2.18m x 1.70m)

Bathroom

6'11 x 5'9 (2.11m x 1.75m)

SECOND FLOOR

Landing

Bedroom

13'10 x 12'10 maximum (4.22m x 3.91m maximum)

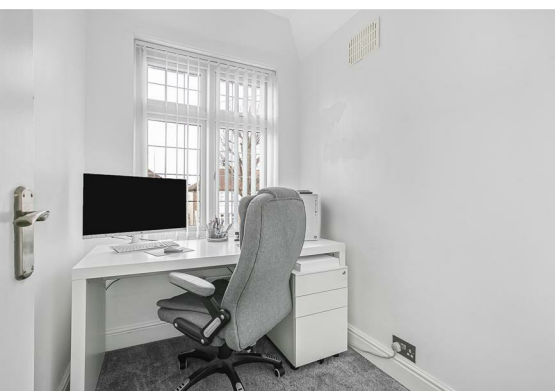
En-Suite

5'9 x 5'2 (1.75m x 1.57m)

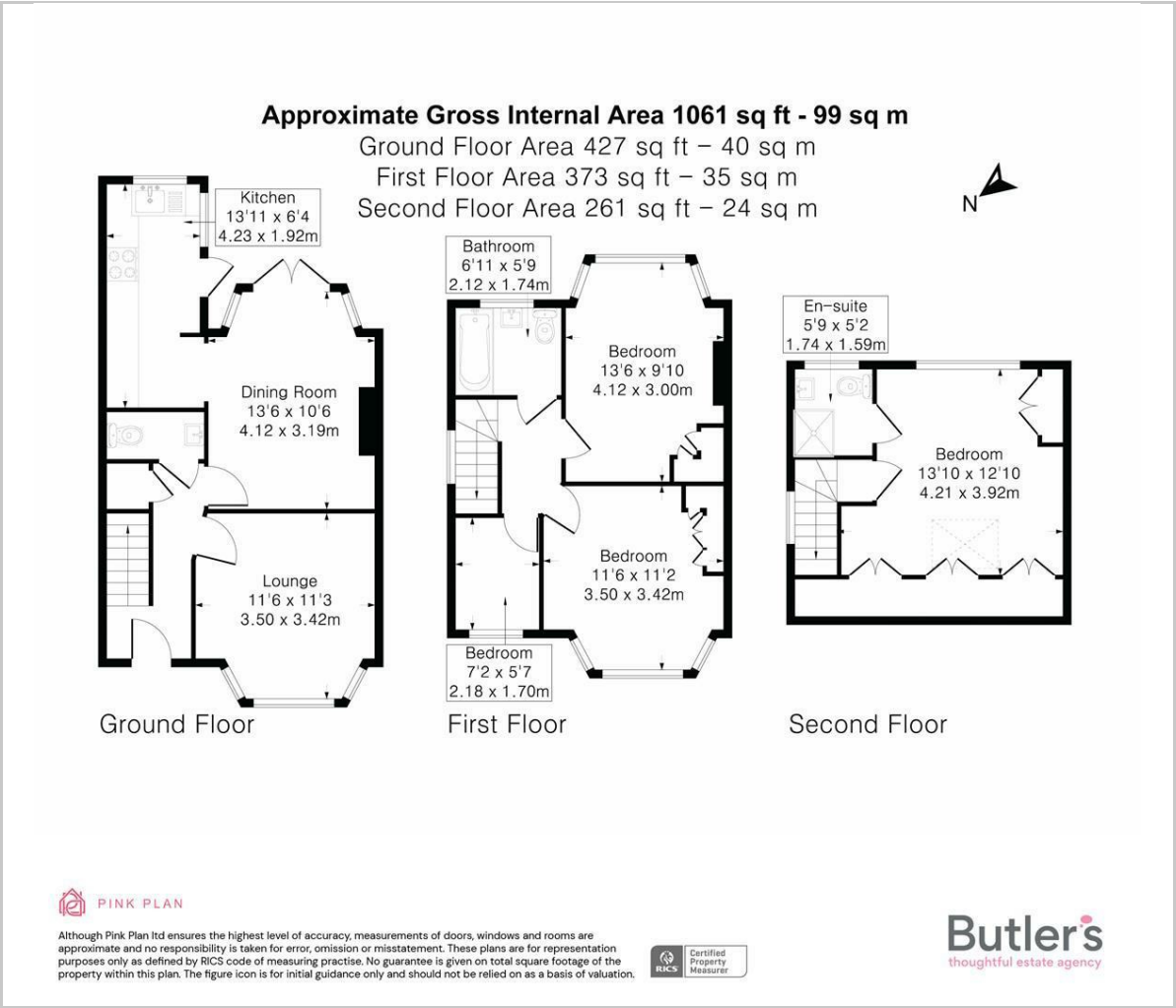
OUTSIDE

Driveway

Rear Garden



Floor Plan

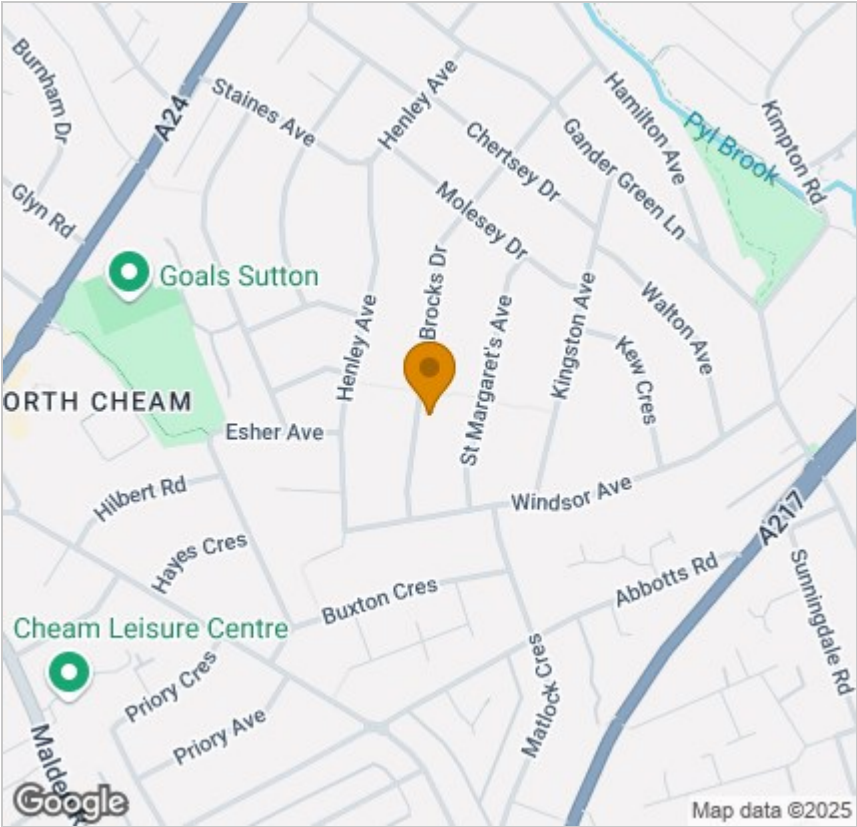


Viewing

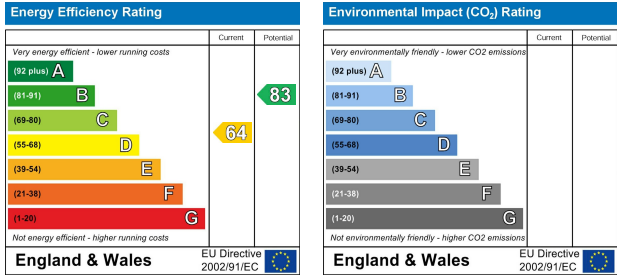
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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