

Butler's

thoughtful estate agency



Brocks Drive
Sutton, SM3 9UR

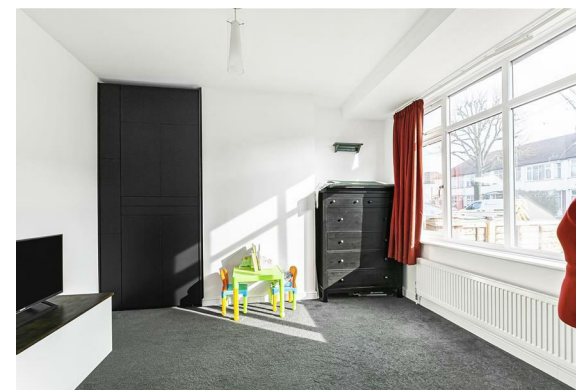
Offers over £575,000



Brocks Drive

Cheam, Sutton, SM3 9UR

Located in Park Farm, one of the area's most coveted residential locations, this larger than average terraced home comes with no onward chain and has so much to offer, both inside and out. Ready to move into, you'll still enjoy creating a home that you can live in and love for many years to come - just as it has been for many years gone by. The location of Brocks Drive will surpass your expectations, as it's just a quick stroll to fabulous amenities, with you having excellent schooling on your doorstep. Buses and both West Sutton & Cheam stations provide quick links into the City - sofa to London in under an hour. Despite all of this, sitting in your 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 even have a few friends over. Inside your home the layout of the ground floor offers a huge amount of versatility, with a semi open plan family/dining room, giving you the flexibility to incorporate a desk and have a place to eat, so you'll have the ability to work or hold those dinner parties you've probably been dreaming of for some time now. If we're on the money with the latter, the kitchen is located adjacent, meaning you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. But there's more! An additional living room is located to the front of the house, perfect for your growing family. Upstairs the house won't let you down; with two double bedrooms and single bedroom that are all served by the family bathroom. If this isn't enough, the property is further future-proofed by the potential to extend into the loft, subject to the relevant consents, as some of the neighbors have. Outside, the driveway adds further gloss to what really is the complete package.





GROUND FLOOR

Hallway

Living Room

11'11" x 11'2" (3.63m x 3.40m)

Kitchen/Dining/Breakfast Room

24'1" x 16'4" maximum (7.34m x 4.98m maximum)

FIRST FLOOR

Landing

Bedroom

11'11" x 11'2" maximum (3.63m x 3.40m maximum)

Bedroom

12'11" x 9'11" maximum (3.94m x 3.02m maximum)

Bedroom

6'10" x 5'8" (2.08m x 1.73m)

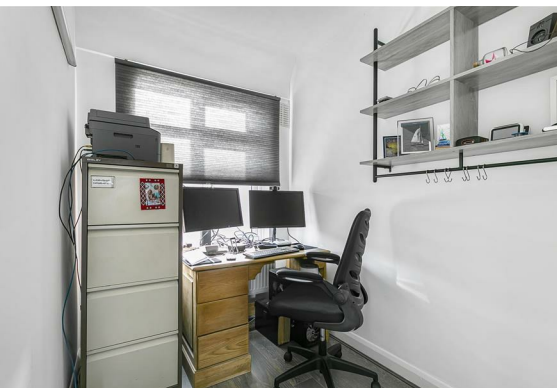
Bathroom

7'3" x 6'11" (2.21m x 2.11m)

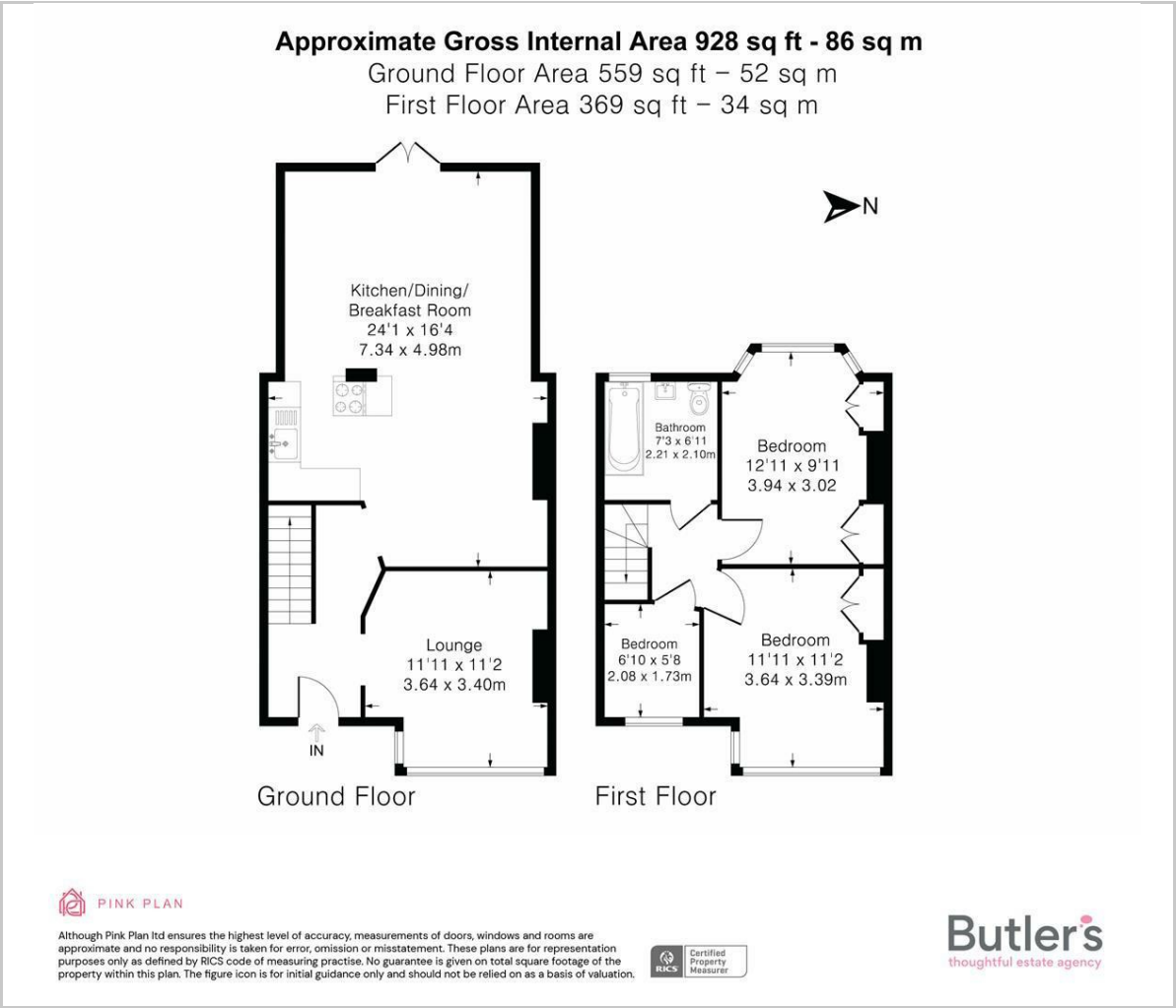
OUTSIDE

Driveway

Rear Garden



Floor Plan

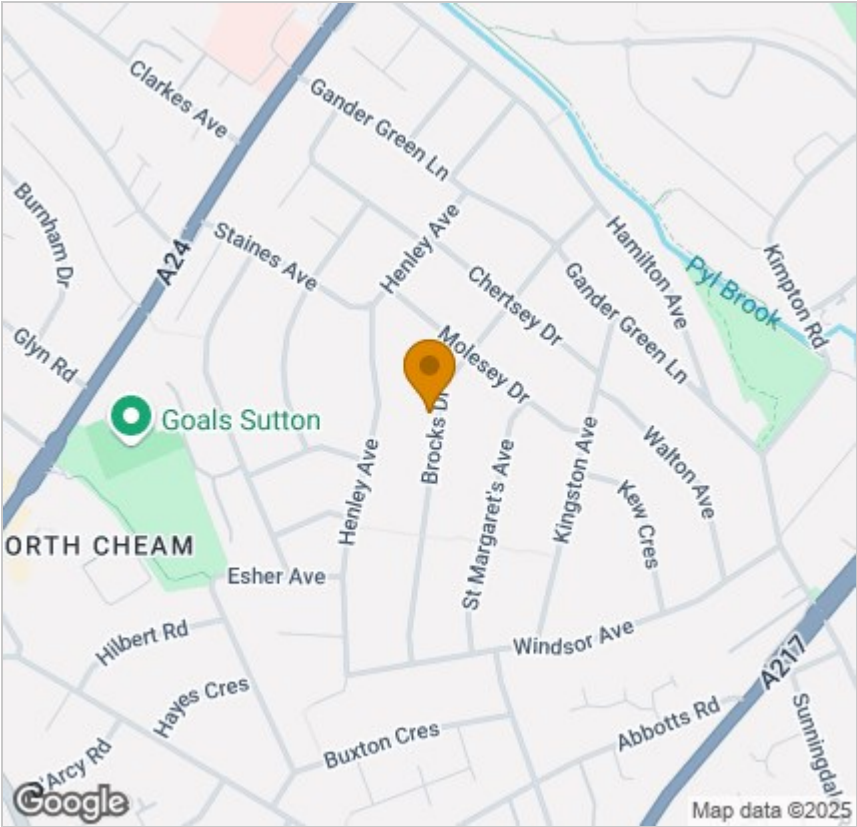


Viewing

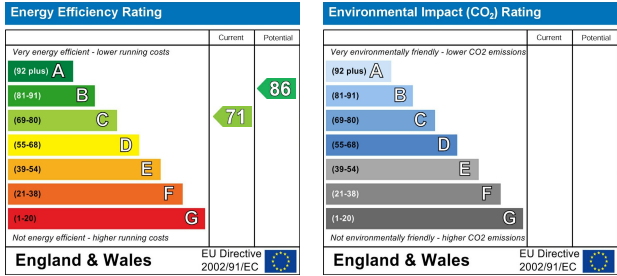
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



Energy Efficiency Graph



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