

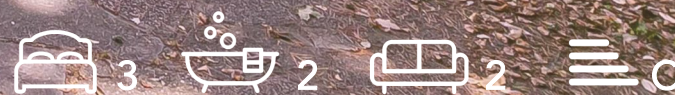
Butler's

thoughtful estate agency



Northey Avenue
Sutton, SM2 7HF

Offers over £1,250,000



Northey Avenue

Cheam, Sutton, SM2 7HF

Offered with NO ONWARD CHAIN and being a real rarity to the market, this handsome detached bungalow will truly impress. Nestled in an immensely desirable location in South Cheam, Northey Avenue is a one-off home that offers extremely versatile accommodation. What also makes this house so special is the abundance of features and charm that run throughout, with the current owners having gone to great lengths to maintain the house, however there is plenty of scope to update to your own personal taste. Situated on what is one of the most coveted spots on the road, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central position, yet being in such a quiet setting. So, with the location ticking all your boxes - how does the rest of the house stack up? Well, you'll be pleased to learn that this spacious home has the benefit of a modern kitchen and adjacent dining room overlooking your garden, with the benefit of a separate utility room. The main ground floor reception space is also stunning, being a large family/multipurpose room, perfect for all of the family to congregate in. Three generously sized bedrooms are wonderful places to catch up on a great night's sleep and are located over one wing of the property, with one easily being able to be used as a home office if needed, however there is even the potential to extend, subject to the relevant permissions. The master has the benefit of an en-suite, with a family bathroom serving the ground floor. Every room has something different and unique to offer and will be well suited to a growing family or downsizer. Outside, this beautiful house has a large driveway to the front providing ample off-street parking leading to a double garage, and a there is a mature garden to the rear. You'll be spoilt for get-togethers with friends, whilst the kids go off and explore in the grounds.





GROUND FLOOR

Porch

Hallway

Living Room

23' x 15'9 (7.01m x 4.80m)

Dining Room

15'9 x 9'10 (4.80m x 3.00m)

Kitchen

18'2 x 9'7 (5.54m x 2.92m)

Utility Room

Bedroom

16'1 x 12' maximum (4.90m x 3.66m maximum)

En-Suite

8'7 x 8' (2.62m x 2.44m)

Bedroom

14'5 x 11'1 maximum (4.39m x 3.38m maximum)

Bedroom

10'8 x 6'11 maximum (3.25m x 2.11m maximum)

Bathroom

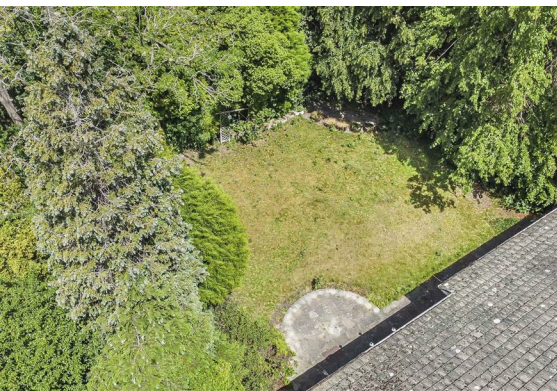
OUTSIDE

Driveway

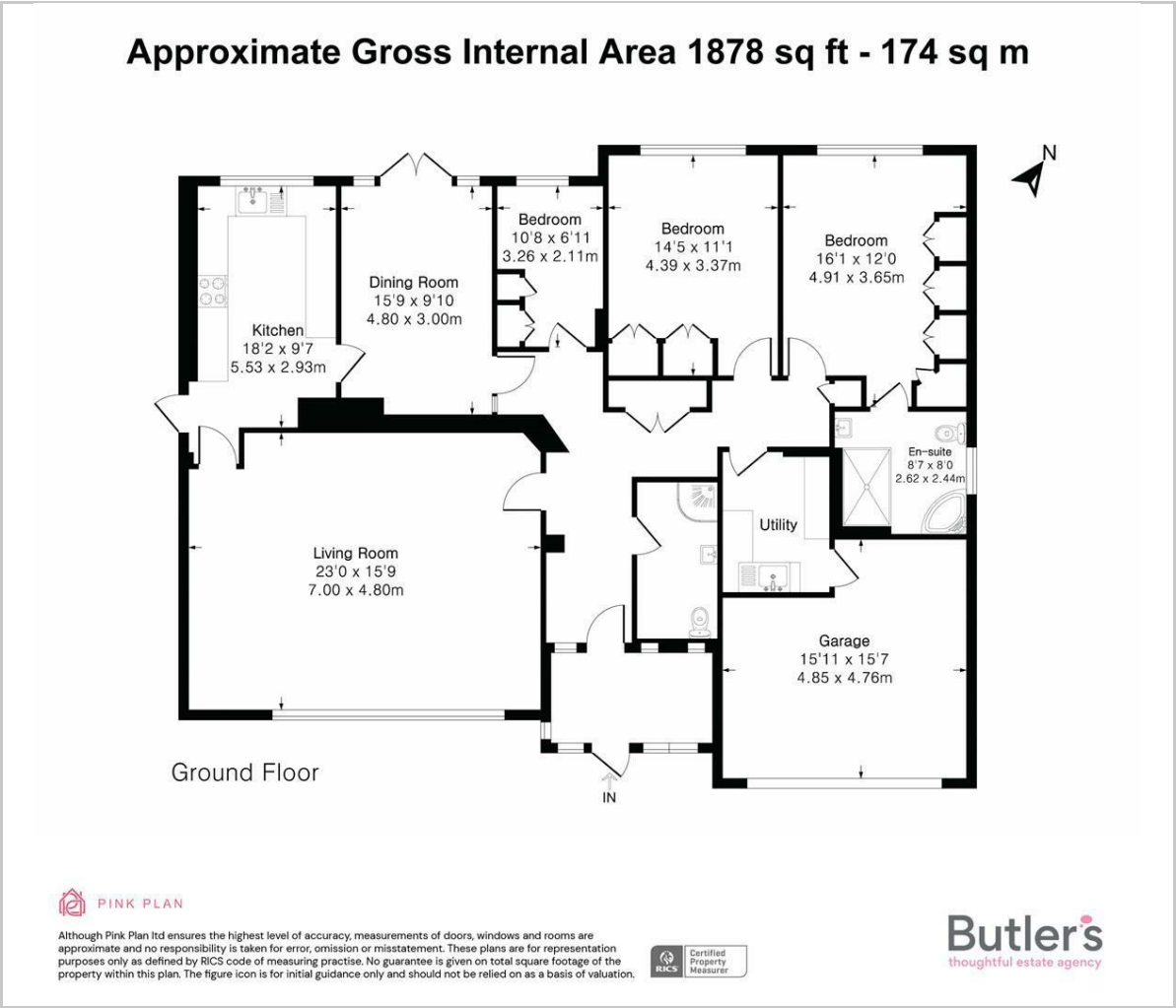
Garage

15'11 x 15'7 maximum (4.85m x 4.75m maximum)

Rear Garden



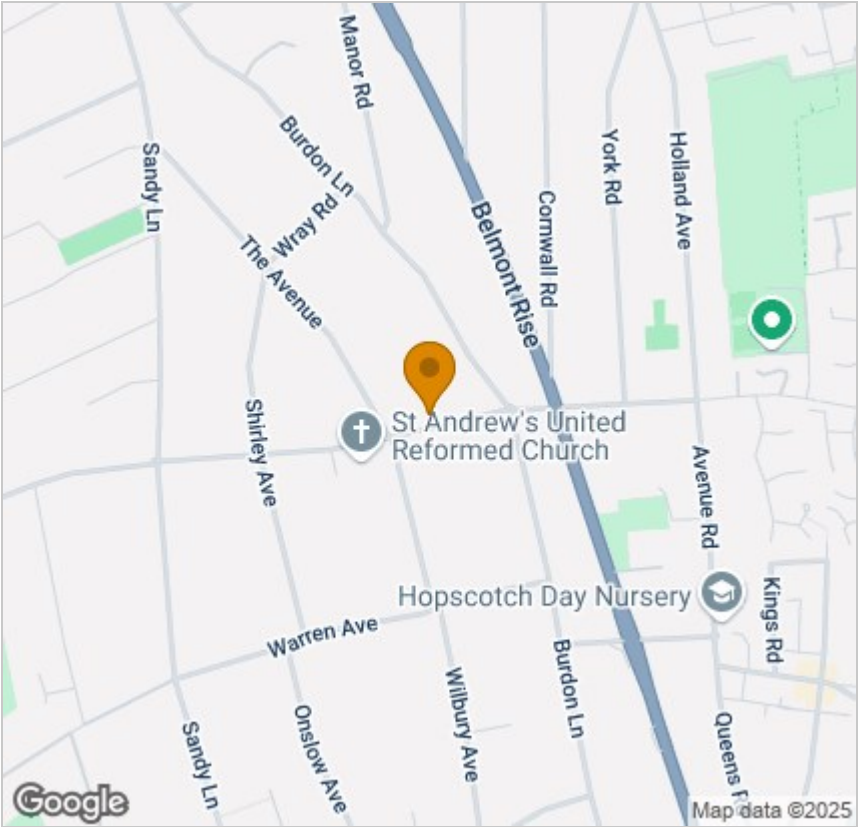
Floor Plan



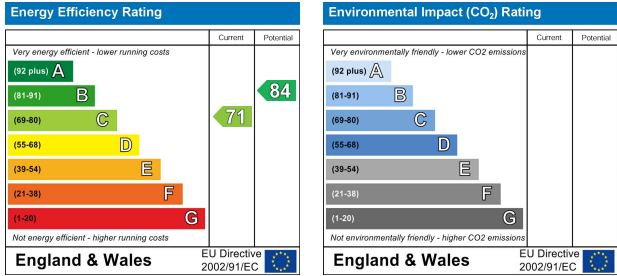
Viewing

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.

Area Map



Energy Efficiency Graph



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