

Butler's

thoughtful estate agency



Broomloan Lane
Sutton, SM1 2PL

Guide price £675,000



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Every now and again a home comes to market that truly fits how a modern family lives, with this stunning 3 bedroom semi detached house being one such property. It really has a light and airy feel, also having been fastidiously cared for and updated by the current owner, sparing no time or expense throughout their occupation.

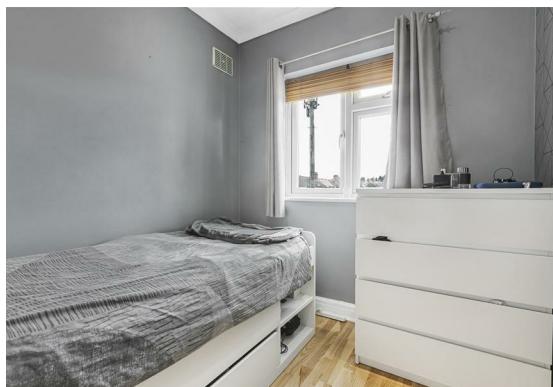
Having been extended, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better! Set within a desirable yet highly convenient road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during these summer months.

Inside the house, the large living room is a fabulous space for you to relax and entertain in, yet also perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some TV. The real heart of the home is the stunning, contemporary kitchen, with an abundance of workspace to really cook up a storm in - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones in the adjacent dining room, looking forward to the day ahead.

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 peaceful surroundings. All the rooms are also served by the first floor family bathroom and ground floor cloakroom.

Outside, there is a wonderful rear garden that will be great for every age range, with a huge outbuilding that could be used for a variety of reasons; gym, games room - or how about a bar? To the front, a driveway provides ample off street parking. With all these benefits, we think that the new owners will be very lucky indeed!





GROUND FLOOR

Porch

Hallway

Living Room

15'5 x 11'7 (4.70m x 3.53m)

Dining Room

15'1 x 10'11 (4.60m x 3.33m)

Kitchen

19'8 x 13'8 maximum (5.99m x 4.17m maximum)

Office

7'7 x 6'2 (2.31m x 1.88m)

Cloakroom

FIRST FLOOR

Landing

Bedroom

14'10 x 10'10 maximum (4.52m x 3.30m maximum)

Bedroom

12'7 x 10'4 maximum (3.84m x 3.15m maximum)

Bedroom

8'10 x 7'3 (2.69m x 2.21m)

Bathroom

9'2 x 7'6 (2.79m x 2.29m)

OUTSIDE

Driveway

Rear Garden

Large Outbuilding

17'7 x 15'5 (5.36m x 4.70m)

Floor Plan

Approximate Gross Internal Area 1173 sq ft - 109 sq m

Ground Floor Area 715 sq ft - 66 sq m

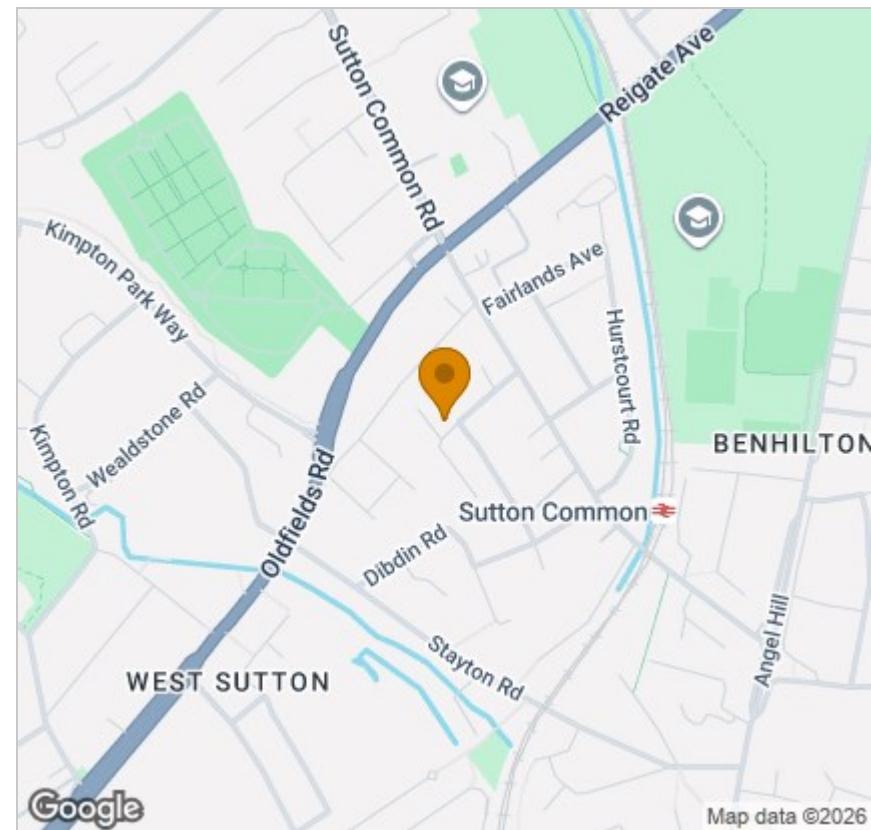
First Floor Area 458 sq ft - 43 sq m

Outbuilding Area 270 sq ft - 25 sq m

(Excluding Outbuilding)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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