

# Butler's

thoughtful estate agency



## Matlock Crescent Sutton, SM3 9SP

Positioned in one of Cheam's most sought after locations, this beautiful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Matlock Crescent will surpass your expectations, as it's just a short distance to either Cheam & Sutton, with you having outstanding schooling close by. West Sutton station also provides quick links into the City - you'll be from your sofa to London in just under an hour. Despite all of this, looking onto your fabulous 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 house has a fantastic 'feel' with the current sellers having updated the property throughout their ownership, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in in front of the TV, with get togethers and dinner parties being a breeze in the fantastic kitchen/dining area that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

£600,000

# Matlock Crescent

## Cheam, Sutton, SM3 9SP



- Stunning 3 bedroom home
- Flowing ground floor layout with kitchen/diner
- Driveway
- Lovely condition throughout
- Sunny level rear garden
- Perfect for fantastic schooling
- Near transport links and amenities

### GROUND FLOOR

Hallway

Living Room

14'4 x 11'5 (4.37m x 3.48m)

Dining Room

14'11 x 10'10 (4.55m x 3.30m)

Kitchen

18'0 x 10'11 (5.49m x 3.33m)

Bedroom

8'7 x 6'6 (2.62m x 1.98m)

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

### OUTSIDE

Driveway

Rear Garden

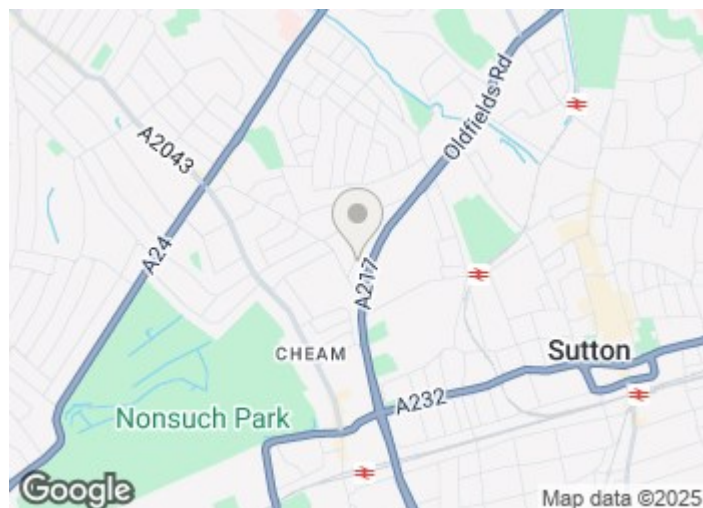
### FIRST FLOOR

Bedroom

14'8 x 10'11 (4.47m x 3.33m)

Bedroom

12'5 x 10'11 (3.78m x 3.33m)



Directions







Floor Plan

Matlock Crescent

Approximate Gross Internal Area = 95.0 sq m / 1022 sq ft  
(Excluding Shed)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213398)

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