



Frampton Close  
Sutton, SM2 6SU

Guide price £575,000



# Frampton Close

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GUIDE PRICE £575,000 - £600,000 Nestled in a highly coveted modern development in South Sutton that is equidistant to the wonderful amenities in Sutton & Cheam, this wonderful home has so much to offer, both inside and out. It's situated in a fabulous location, being in a quiet cul-de-sac, yet on the doorstep of fabulous open spaces and outstanding schools - with transport links such as buses and Cheam/Sutton mainline stations providing quick links into the City - sofa to London in well under an hour, amazing.

Outside, sitting in your lovely landscaped rear garden, you will appreciate that this a fabulous place for you to enjoy a good book, catch some rays in the upcoming summer months or even have a few friends over. Inside your home, you'll appreciate the amount of work the current sellers have gone to upgrade and keep the house in such good condition, meaning you can just pack your bags and move straight in. The ground floor is an semi-open plan layout, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, working, family get-togethers and dining. If we're on the money with the latter, the adjacent 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! A recently built conservatory is a wonderful addition, being triple glazed (like much of the house), so is useable all-year round for any purpose, also offering unencumbered views of the garden. Upstairs, this house certainly doesn't let you down; with three good-sized bedrooms and the option of potentially more desk space, there will be a tough choice about which one to make the kids rooms. You'll however benefit from an impressive master with fitted wardrobes and views across the close. Finishing off this lovely home is a modern family bathroom on the first floor serving the property and there is the bonus of a garage en-bloc.







## GROUND FLOOR

Hallway

Living/Dining Room/Kitchen  
25'5 x 16' (7.75m x 4.88m)

Conservatory  
15' x 11'9 (4.57m x 3.58m)

## FIRST FLOOR

Landing

Bedroom  
12'10 x 8'3 (3.91m x 2.51m)

Bedroom  
9'11 x 9'4 (3.02m x 2.84m)

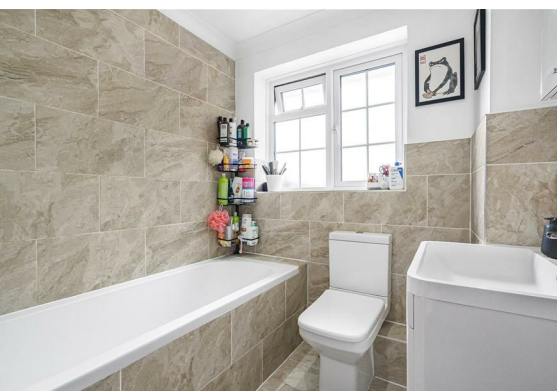
Bedroom  
9'8 x 7'5 (2.95m x 2.26m)

Bathroom  
6'10 x 6'4 (2.08m x 1.93m)

## OUTSIDE

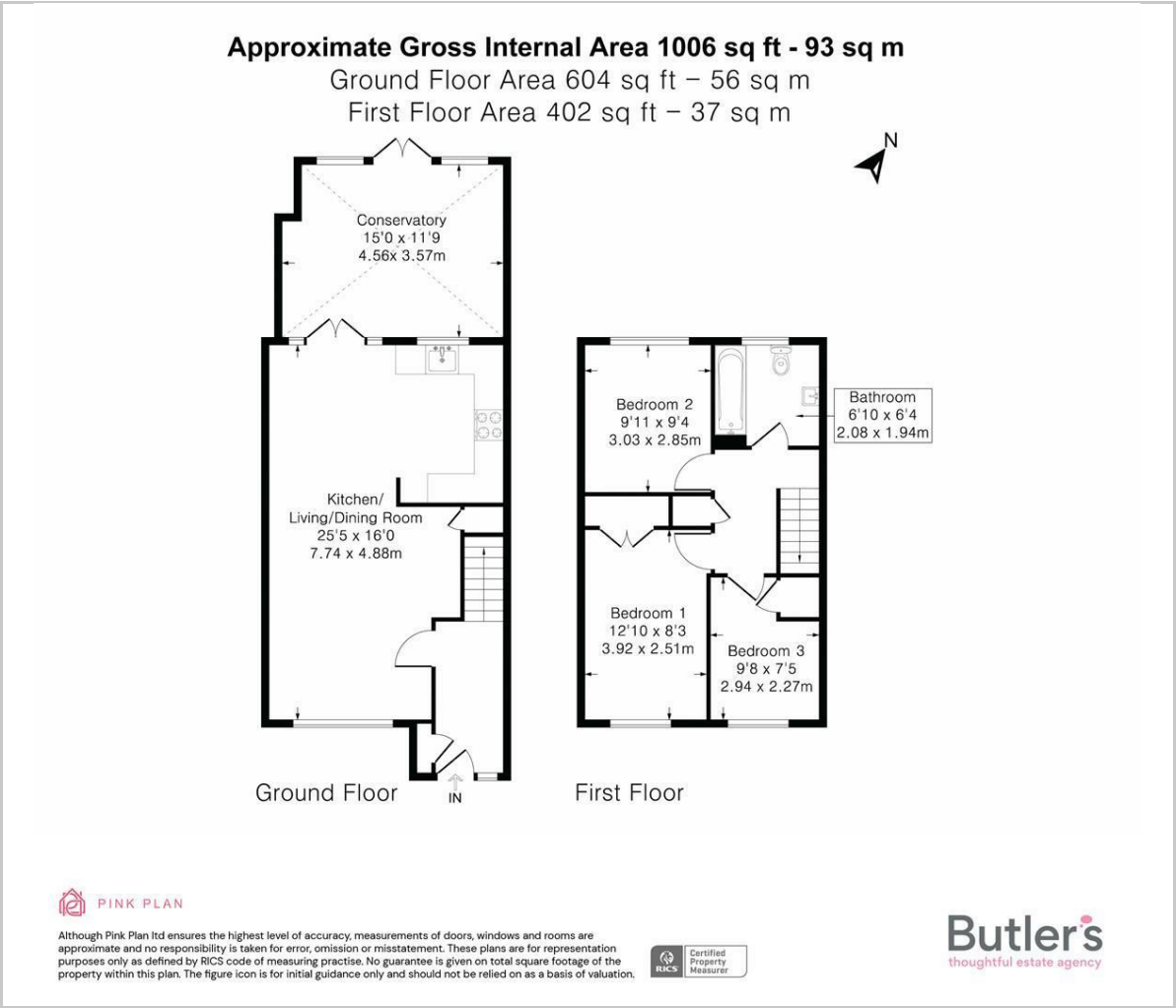
Rear Garden

Garage En-Bloc





Floor Plan

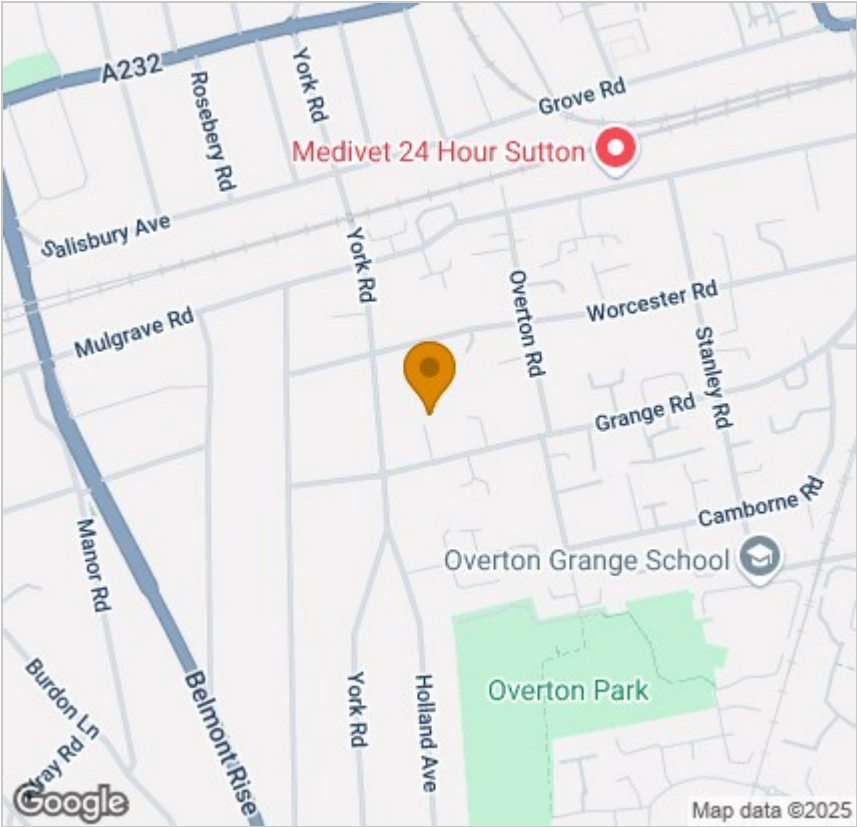


Viewing

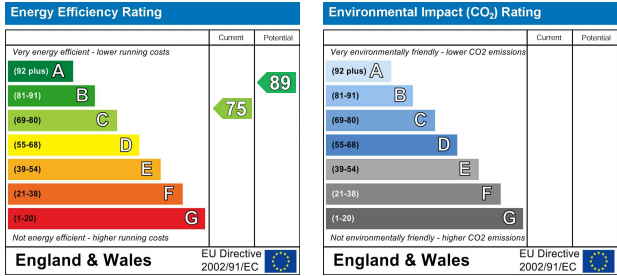
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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