



Matlock Crescent, Sutton

The **PERSONAL** Agent

Price Guide £725,000

Freehold

- Impressive Family Home
- Entrance Hallway With D/s Cloakroom
- Lounge with Large Bay Window
- Stunning Rear Kitchen Extension With Bi Fold Doors
- Open Plan Dining/Family Room
- Three Bedrooms and Modern Family Bathroom
- Two Further Bedrooms and Separate Shower Room
- Landscaped Level Rear Garden
- Detached Double Garage To The Rear
- Private Driveway To Front

An exceptional five bedroom house with sunning rear kitchen extension private driveway and landscaped rear garden which includes a detached double garage to the rear. An internal viewing is a must to fully appreciate what this stylish home has to offer.

Measuring an impressive 1800 sqft (inc the garage) there is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors.



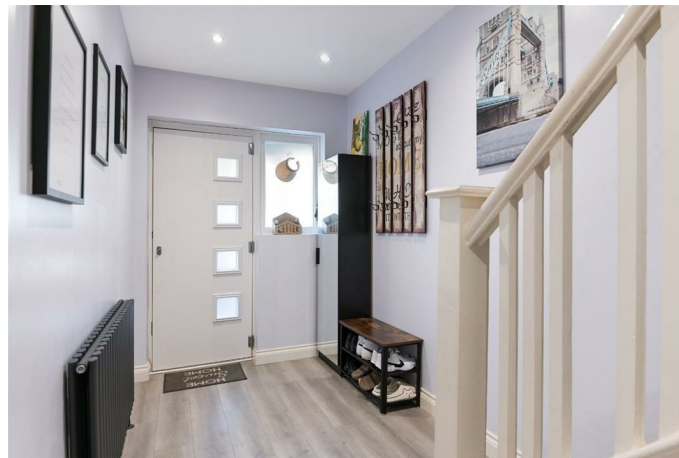
The bright and airy entrance hall sets the tone of what's to come and from here you have access to a separate lounge with a large bay window fitted with bespoke venetian blinds to the front aspect. The best is yet to come to what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 22'8"x 18'4" with bi-folding doors opening onto the secluded rear garden, two large skylight windows that flood the room with natural light and defined dining, family and kitchen areas with a central island that all blend together to provide the ultimate living space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom. On the first floor are three nicely proportioned bedrooms, a

modern family bathroom and the loft has been skilfully converted to provide two further bedrooms with fitted wardrobes and ample eaves storage space both serviced by a modern shower room.

Outside, the property also shines with a landscaped level rear garden with stone paved terrace leading to an artificial lawn that enjoys brilliant privacy, and rear access to a detached double garage/workshop.

Matlock Crescent is situated on the edge of the popular Park Farm area just North of Cheam Village, within easy walking distance of a handy parade of shops and local bus routes to a variety of surrounding areas. There are a selection of Ofsted rated 'Outstanding' and 'Good' local schools nearby.

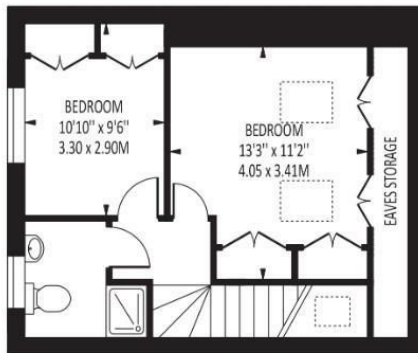




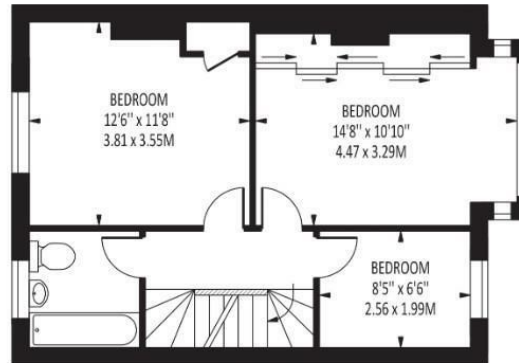
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Total Area: 1807 SQ FT • 167.84 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 32 SQ FT • 3.00 SQ M
Garage Area : 302 SQ FT • 28.02 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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