



**Price**

**£525,000**

**Freehold**

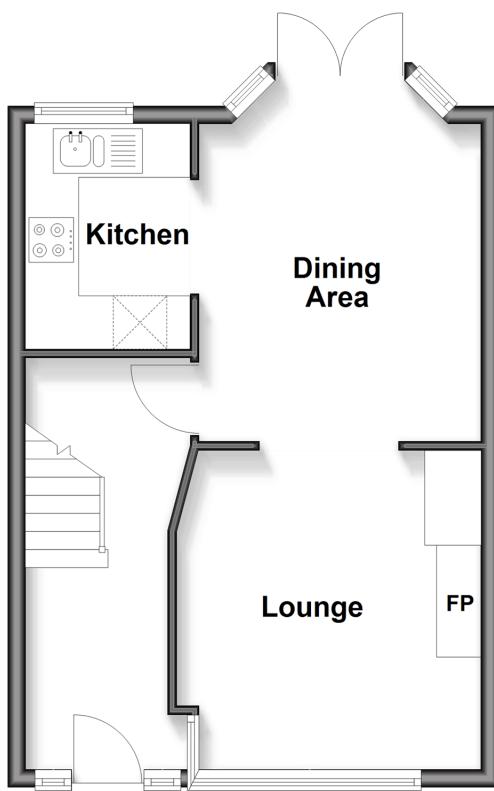
3x 1x 2x

**Brocks Drive, Sutton,  
Surrey, SM3**

**cubitt & west**  
Helping you move forwards

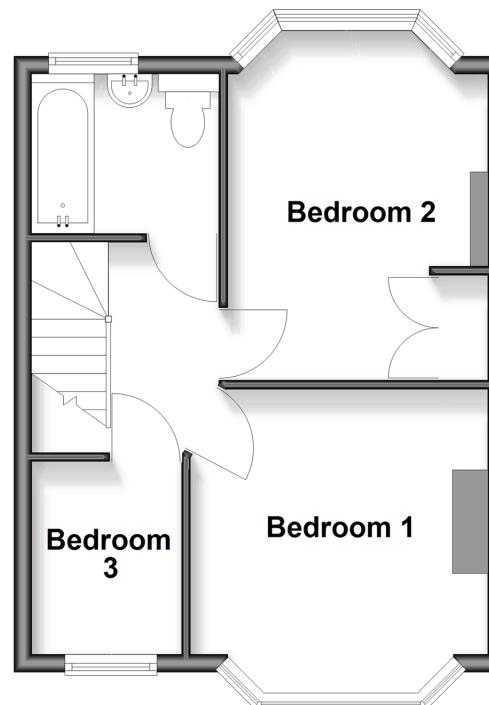
## Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



## Outbuilding

Approx. 10.0 sq. metres (107.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'7 x 11'2 (3.53m x 3.41m)

Dining Area: 11'6 x 10'8 (3.51m x 3.25m)

Kitchen: 8'6 x 6'4 (2.59m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1: 11'4 maximum x 11'1 (3.46m x 3.38m)

Bedroom 2: 13'10 into bay x 9'6 (4.22m x 2.90m)

Bedroom 3: 7'3 x 5'4 (2.21m x 1.63m)

Bathroom

### OUT BUILDING

Storage Room (former garage)

### OUTSIDE

Driveway

Rear Garden



## Main features

- Potential to extend (subject to planning permissions)
- Driveway for two cars & garage
- Large, sunny garden, perfect for families
- Ready to move in to condition with a contemporary feel throughout
- Good size entrance hall with room for bespoke storage solutions

### Nearest Schools

Primary Schools: Cheam Park Farm Junior School 0.3 miles, St Cecilia's Catholic Primary 0.4 miles, Cheam Fields Primary 0.8 miles  
Secondary Schools: Cheam High 0.8 miles, Glenthorne High 1.8 miles, Carshalton Boys Sports College 1.8 miles

### Transport Information

Train Stations: West Sutton 1.1 miles, Stoneleigh 1.4 miles, Sutton 1.5 miles

### Address

Brocks Drive, Sutton, Surrey, SM3

### Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING  
CURRENT: D(65) POTENTIAL: B(87)  
22018354/20260124/CR/KWK