

Kennedys'

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1, Antrobus Close
Sutton
SM1 2EL

A beautifully proportioned five-bedroom semi-detached home, quietly positioned in a desirable Sutton cul-de-sac. Featuring a self-contained annexe, two garden rooms, three bathrooms, and a bright central kitchen/dining space opening onto a private garden, this home offers versatile living for modern family life. Ideally located close to excellent schools, Sutton town centre, and transport links, it's a rare opportunity to secure a truly adaptable family home.

£745,000



5



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- Five-bedroom semi-detached family home
- Two garden rooms
- Ideal for multi-generational living or home-working
- Close to Sutton town centre, stations and schools
- Over 2200 sqft
- Three modern bathrooms
- Open-plan kitchen/dining area
- Quiet cul-de-sac location
- Electric Roller Shutter Garage Door
- Viewing by appointment only





PROPERTY DESCRIPTION

Kennedys Independent Property Agents are delighted to present this superb five-bedroom semi-detached home, offering an exceptional level of flexibility rarely found in this pocket of Sutton.

Positioned in a peaceful close and thoughtfully extended over time, this is a property that genuinely grows with you; whether you're accommodating extended family, running a business from home, or simply wanting more space for modern family life.

The House

The main residence offers four bedrooms arranged across a comfortable and practical layout, complemented by two well-fitted bathrooms. The living spaces are bright and generous, with a natural flow that makes everyday family life feel effortless. The kitchen and dining area sit at the heart of the home, acting as the natural gathering point, with direct connection to the garden beyond.

The Annexe

A standout feature is the self-contained studio annexe, complete with its own entrance, utility space, kitchen and fitted en-suite. This valuable addition offers genuine multi-generational living, an ideal solution for an older relative, an independent teen, an au pair, or those wishing to create a private workspace or treatment studio. Its separation from the main home provides independence while keeping everyone conveniently close.









PROPERTY DESCRIPTION

Garden & Outdoor Spaces

The garden has been designed with versatility in mind, creating a series of spaces to relax, entertain and work. At the rear sit two high-quality garden rooms, opening up outstanding potential for home offices, creative studios, therapy rooms, a gym, or quiet retreats. For those running a business from home, it's an outstanding setup that maintains professional separation without sacrificing convenience.

Location

Antrobus Close is a peaceful cul-de-sac, well-placed for the amenities of Sutton and Cheam. Excellent transport links, strong school catchments, local parks and everyday conveniences sit comfortably within easy reach, making this an ideal base for busy families.

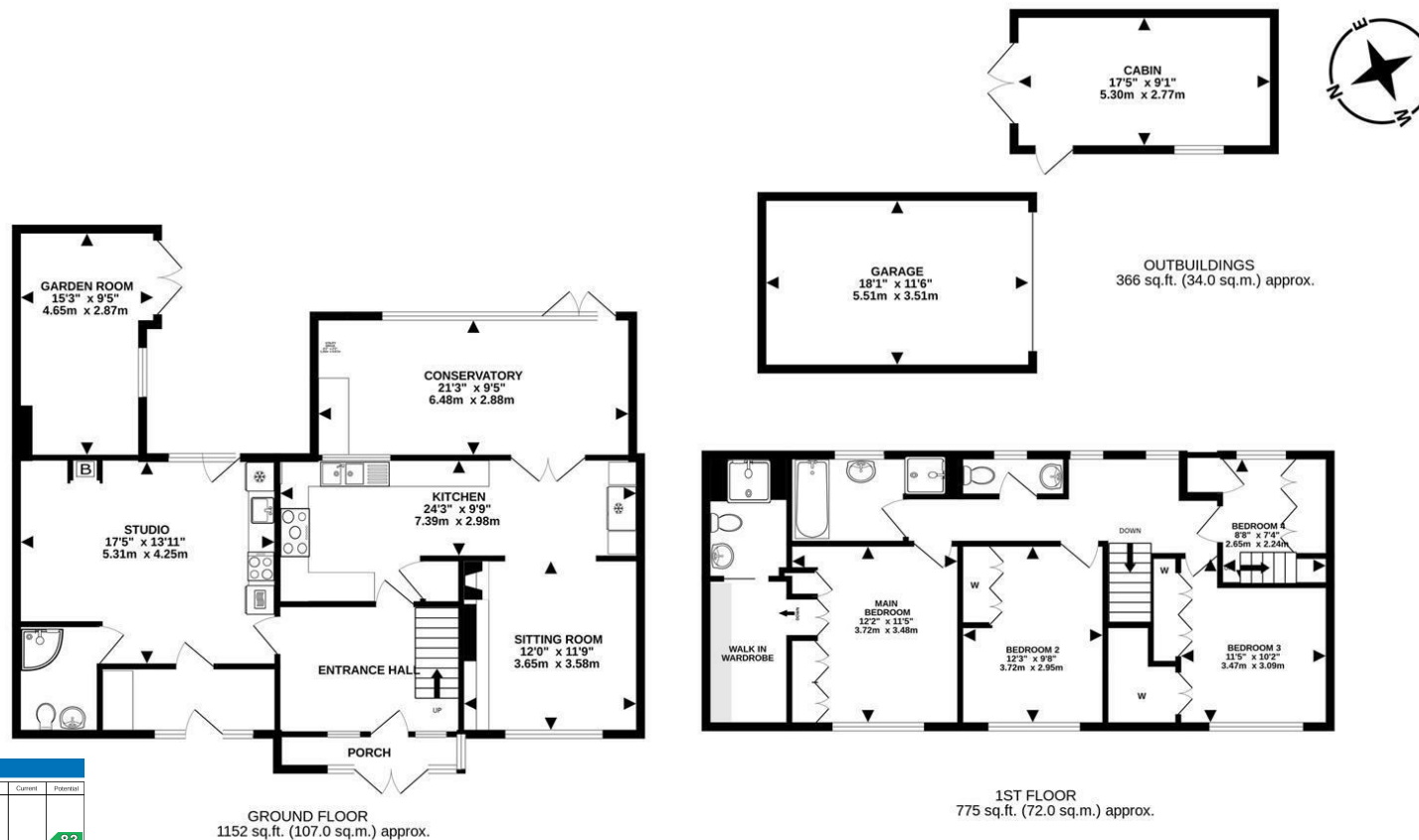
Nearby Schools

Excellent local schooling options within walking distance, including Robin Hood Infants and Junior Schools, Cheam High School, Sutton Grammar School and Nonsuch High School for Girls. The area also benefits from a range of other primary, secondary and independent schools, offering families a variety of highly regarded education choices.

Please contact Martin Buhagiar on 07795460499 to arrange a viewing.

A large, stylized handwritten signature in white ink, likely belonging to Martin Buhagiar.





TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Sutton
TAX BAND: D

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