



Stonecot Close

Sutton, SM3 9HR

Positioned in one of North 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 in a quiet cul-de-sac, yet on the doorstep of fabulous amenities, open spaces, schools and transport links?

Stonecot Close will surpass your expectations, as it's just a short distance to Cheam, Sutton, Worcester Park or Morden with you having outstanding schooling close by. Multiple stations provide quick links into the City - including the tube located at Morden.

Despite all of this, sitting in your low maintenance, landscaped rear garden, you'd be forgiven for thinking you were in a more remote area - a tranquil space for you to enjoy a good book or have a few friends over.

Internally, the house has a fantastic feel, with the current sellers having updated and maintained 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 and a single, synonymous with this period of build.

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 with the family, with get togethers and dinner parties

Price £575,000

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- Impeccable 3 bedroom semi-detached home
- Offered in good order throughout
- Positioned in a highly desirable & convenient close
- Large block-paved driveway to front
- Low maintenance landscaped garden to rear
- Two spacious receptions & conservatory
- Potential to open up between the kitchen/dining room or extend, subject to the relevant permissions
- Perfect location for excellent transport links, schooling & amenities

GROUND FLOOR

Hallway

Living Room

12'4 x 12'3 (3.76m x 3.73m)

Dining Room

13'11 x 11'5 (4.24m x 3.48m)

Conservatory

10'1 x 9'8 (3.07m x 2.95m)

Kitchen

8'3 x 6'2 (2.51m x 1.88m)

FIRST FLOOR

Hallway

Bedroom

11'8 x 10'6 maximum (3.56m x 3.20m maximum)

Bedroom

13'3 x 10'5 maximum (4.04m x 3.18m maximum)

Bedroom

7'7 x 7'1 (2.31m x 2.16m)

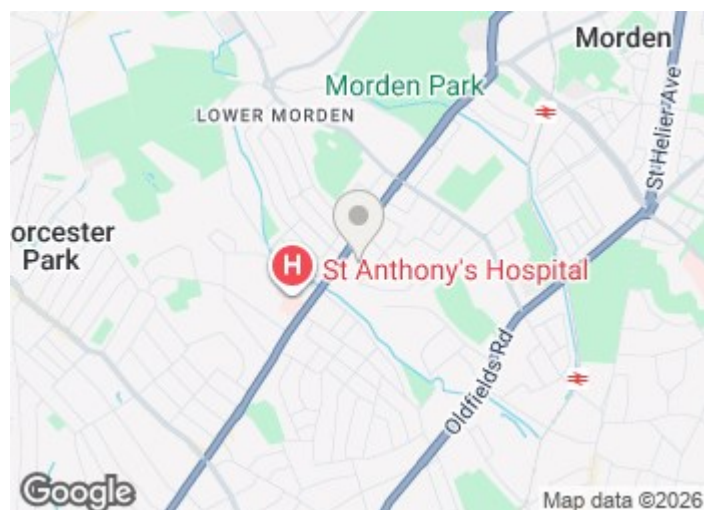
Bathroom

7'5 x 5'6 (2.26m x 1.68m)

OUTSIDE

Driveway

Rear Garden

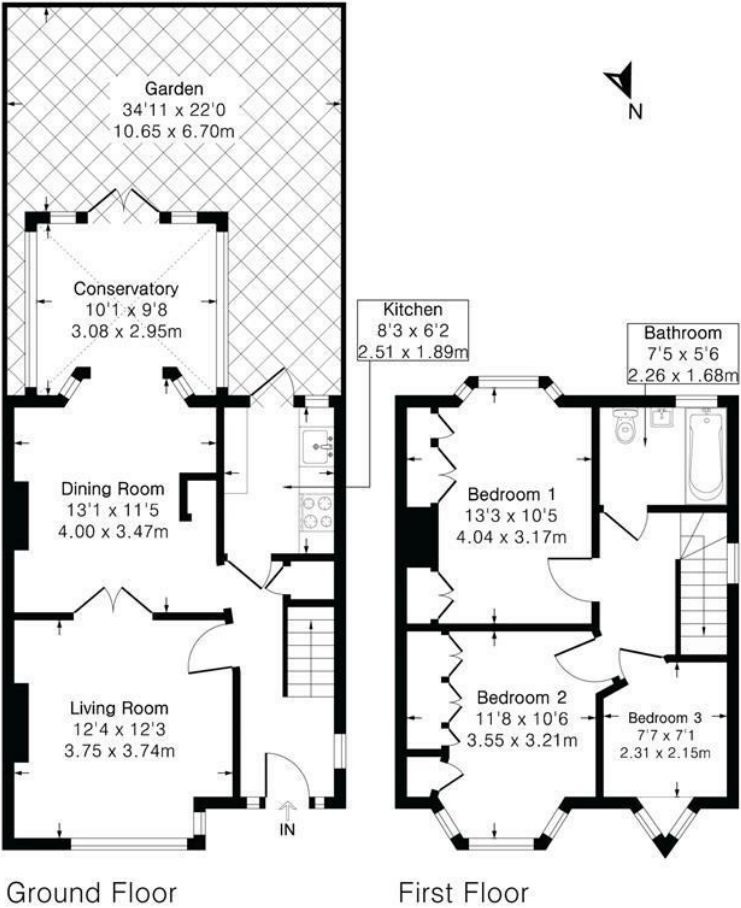


Directions



Floor Plan

Approximate Gross Internal Area 940 sq ft - 88 sq m
Ground Floor Area 523 sq ft – 49 sq m
First Floor Area 417 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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