



Kew Crescent Sutton, SM3 9RU

GUIDE PRICE £525,000 - £550,000 Located in one of Park Farm's most coveted roads, this extended mid-terrace home has so much to offer, both inside and out. Certainly livable, yet having bags of potential, you can enjoy creating a home that you can live in and love for many years to come - just as it has been for many years gone by.

Kew Crescent will surpass your expectations, as it's just a quick stroll to fabulous amenities, with you having excellent schooling on your doorstep. Buses and West Sutton station provide quick links into the City.

Despite all of this, sitting on the patio looking over your mature rear garden, you'd be forgiven for thinking you were in a far more tranquil setting. Due to the multiple sections, there's a space for you to enjoy a good book, potter around or even have a few friends over.

Inside the house the layout of the ground floor offers a huge amount of versatility, with an open plan living/dining room, giving you the flexibility to incorporate a desk and have a place to eat, so you'll have the ability to work or hold those dinner parties you've probably been dreaming of for some time now! If we're on the money with the latter, the large kitchen/breakfast room is a located within the full-width rear extension, meaning you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Guide price £525,000

Kew Crescent

Cheam, Sutton, SM3 9RU



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- Currently 4 bedrooms with a ground floor bathroom
- Spacious & adaptable reception space
- Highly desirable road in Cheam Park Farm, close to outstanding schooling, transport links and amenities
- 3/4 Bedroom EXTENDED family home
- SEE POTENTIAL FLOORPLAN Could easily be converted back to a 3 bed with 1st floor bathroom, utility, cloakroom & office using existing foot plan
- Pretty & mature rear garden with laid to lawn, patio & paved sections
- Large DETACHED GARAGE to rear
- NEW ROOF and guttering
- In need of some internal modernisation

GROUND FLOOR

- Porch
- Hallway
- Living Room
13'11 x 12'4 (4.24m x 3.76m)
- Dining Room
11'4 x 11'3 (3.45m x 3.43m)
- Kitchen
11'3 x 10'11 (3.43m x 3.33m)
- Utility Area
11'7 x 5'2 (3.53m x 1.57m)

- Bathroom/Potential Study & Cloakroom
10'2 x 6'2 (3.10m x 1.88m)

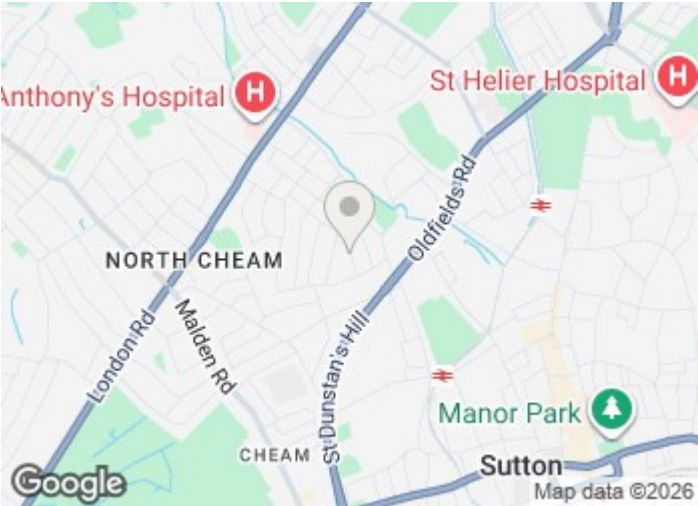
FIRST FLOOR

- Landing
- Bedroom
13'7 x 11'3 maximum (4.14m x 3.43m maximum)
- Bedroom
12'9 x 10'7 maximum (3.89m x 3.23m maximum)
- Bedroom
9'5 x 6'3 (2.87m x 1.91m)

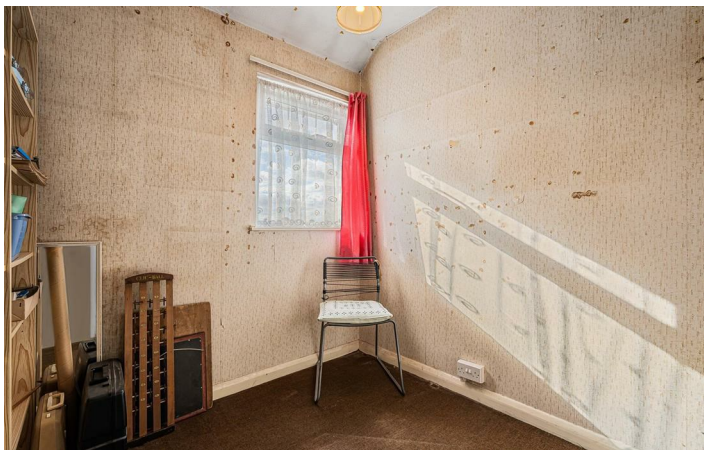
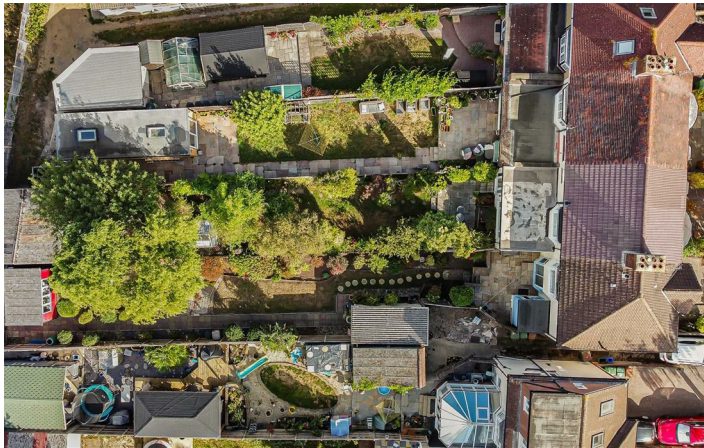
- Bedroom 4/Potential Bathroom
7'3 x 7'1 (2.21m x 2.16m)

OUTSIDE

- Large Garage
17'3 x 16'5 (5.26m x 5.00m)
- Rear Garden
- Front Garden

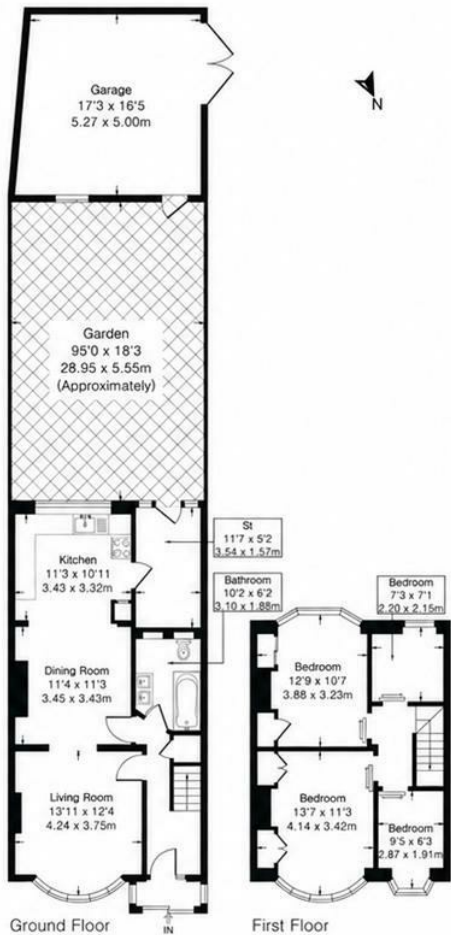


Directions



Floor Plan

Approximate Gross Internal Area 1119 sq ft - 104 sq m
(Excluding Garage)
Ground Floor Area 667 sq ft - 62 sq m
First Floor Area 452 sq ft - 42 sq m
Garage Area 297 sq ft - 28 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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