



Stonecot Close
Sutton, SM3 9HR

Guide price £575,000



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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 being a breeze in the fantastic dining room and conservatory, that offers a more formal space, something you've probably been dreaming of for some time now.

The kitchen sits adjacent a well thought out and designed place for you to cook, however there is the opportunity to extend or simply open up the space to the dining room - subject to the relevant consents.

Outside to the front of the property you'll also love the convenience of your very own driveway, providing ample off street parking.

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)

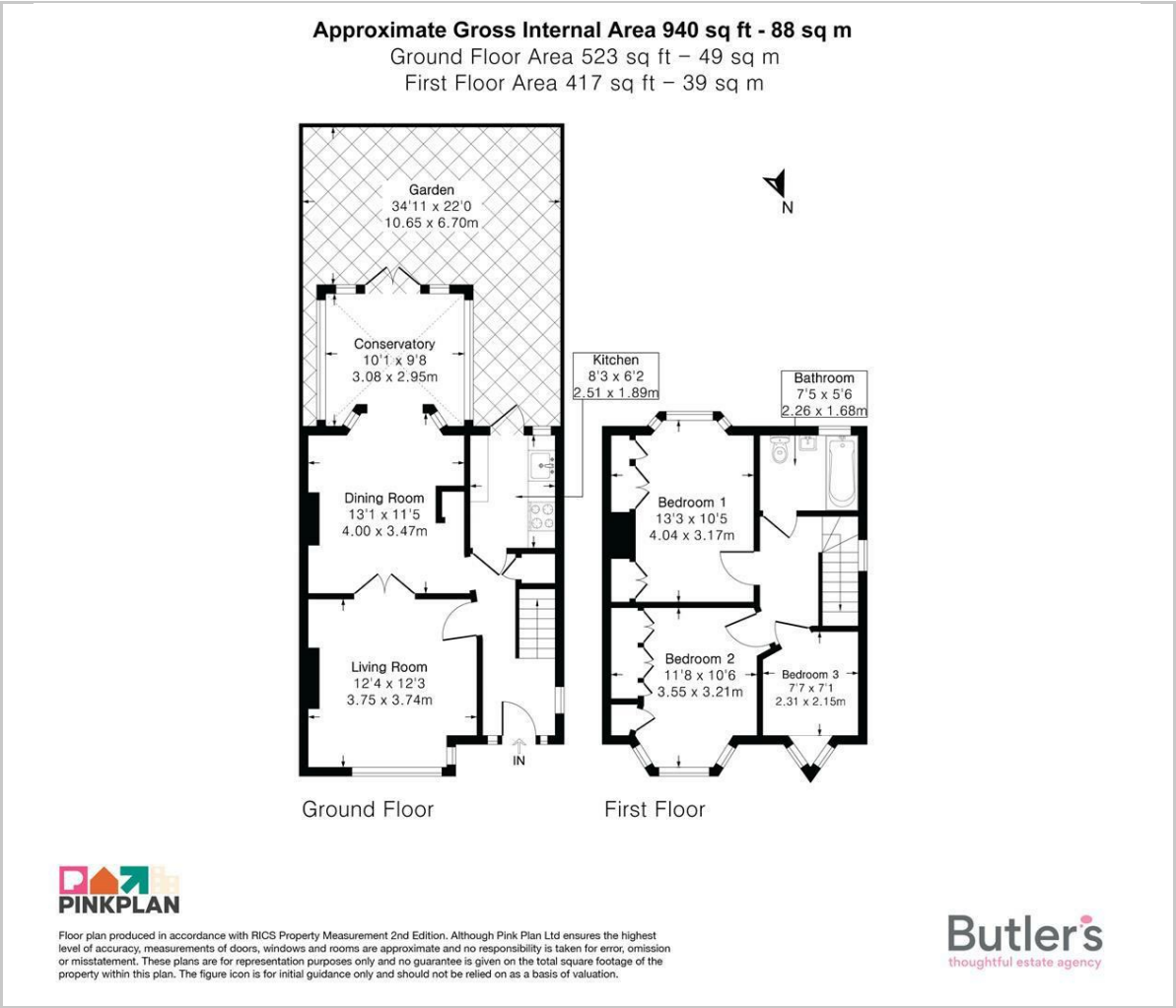
OUTSIDE

Driveway

Rear Garden



Floor Plan



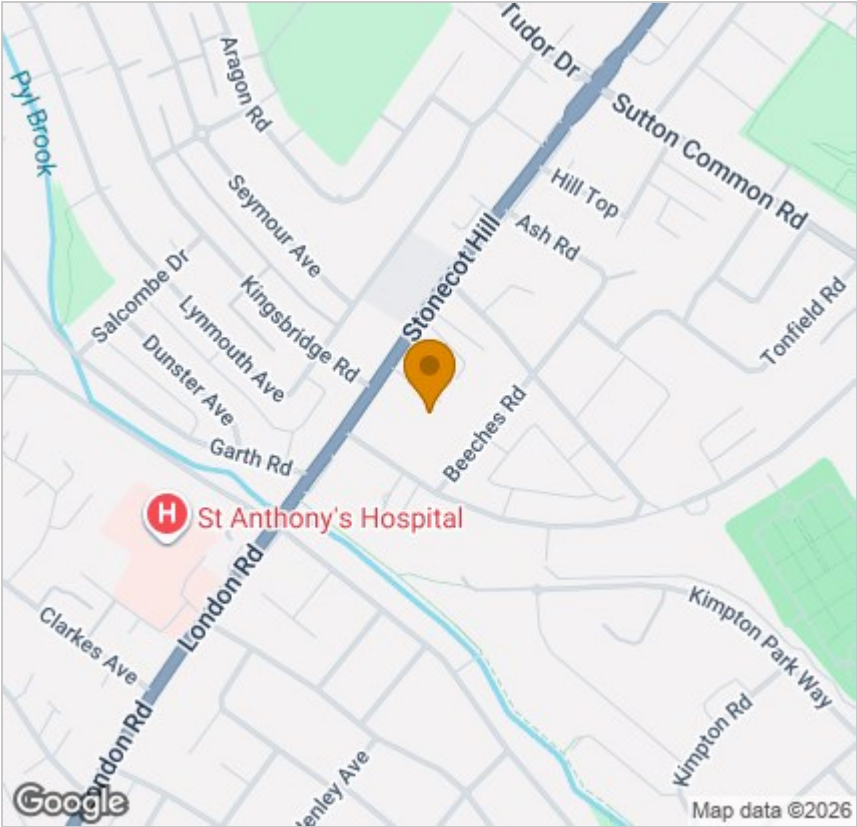
Viewing

Please contact our Butler's Worcester Park Office on 020 39 069 169 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

