

Butler's

thoughtful estate agency

Kew Crescent

Sutton, SM3 9RU

Offers in excess of £500,000

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Kew Crescent, Cheam, Sutton, SM3 9RU

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.
A separate utility & bathroom is also located adjacent, with the latter easily converted to a cloakroom and/or study, moving the bathroom to the first floor.
Upstairs, there are currently four bedrooms which means you can have a very cost-effective home or convert back as we've mentioned. If this wasn't enough, the property is further future-proofed by the potential to extend into the loft, subject to the relevant consents, as some of the neighbors have.
Outside, the large detached garage adds further gloss to what really is a fantastic proposition in this price range.





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)

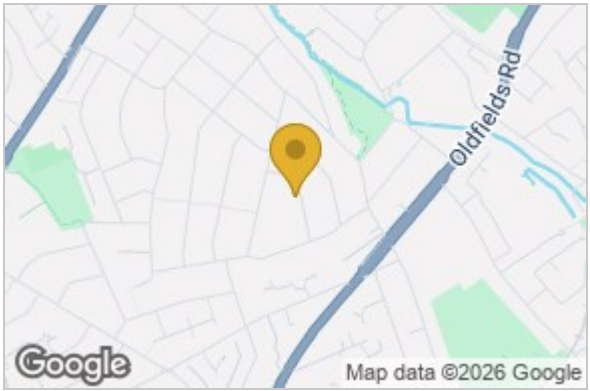
OUTSIDE

Large Garage
17'3 x 16'5 (5.26m x 5.00m)

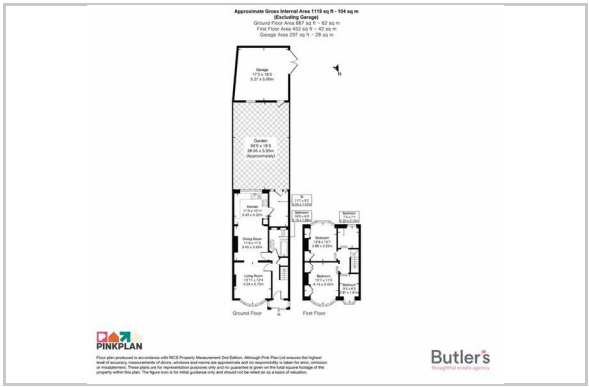
Rear Garden

Front Garden

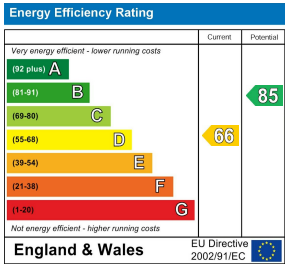
Area Map

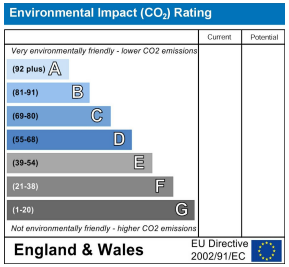


Floor Plan



Energy Efficiency Graph





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