

# Butler's

thoughtful estate agency



Chertsey Drive  
Sutton, SM3 9UG

Offers over £600,000



# Chertsey Drive

Cheam, Sutton, SM3 9UG

Nestled in Park Farm, one of Cheam's most well regarded, family orientated locations, this lovely, extended, family home has so much to offer, both inside and out. It's also situated in a quiet road that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with great transport links such as buses and West Sutton & Common stations providing quick links into the City - you'll be from sofa to London in under an hour.

Sitting in your gorgeous living room overlooking your front driveway, you will appreciate that this a fabulous place for you to enjoy a good book or have the family congregate in. Inside the remainder of your home, you'll appreciate the large amount of work the property has had over the current sellers' ownership, meaning you can just pack your bags and move straight in. The ground floor is a flowing, semi-open plan layout to the rear, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, get-togethers, dining and even for when you work from home. If you like to entertain, the family room is perfect, with the adjacent kitchen/diner allowing you to cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Upstairs, this house certainly doesn't let you down; with 4 well-proportioned bedrooms and 2 bathrooms (one en-suite with independent access), there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the fabulous master encompasses all of the second floor and has a more secluded feel, with elevated views to the rear, also boasting integrated wardrobes. On the outside, to the rear, there is the bonus of a double garage (accessed via a rear service road) leading on from the mature, generous garden that is perfect for a summer barbecue and the kid's to play in, with a driveway to the front proving further off-street parking.





## GROUND FLOOR

### Hallway

### Living Room

13' x 11'1 (3.96m x 3.38m)

### Kitchen/Dining Room

14' x 13' maximum (4.27m x 3.96m maximum)

### Family Room

14' x 9'5 (4.27m x 2.87m)

## FIRST FLOOR

### Landing

### Bedroom

12'9 x 11'7 maximum (3.89m x 3.53m maximum)

### Bedroom

13'2 x 8'5 (4.01m x 2.57m)

### Bedroom

8'5 x 5'7 (2.57m x 1.70m)

### Bathroom

6'11 x 5'7 (2.11m x 1.70m)

## SECOND FLOOR

### Landing

### Bedroom

19'8 x 16'10 maximum (5.99m x 5.13m maximum)

### En-Suite (with independent access)

5'5 x 4'11 (1.65m x 1.50m)

## OUTSIDE

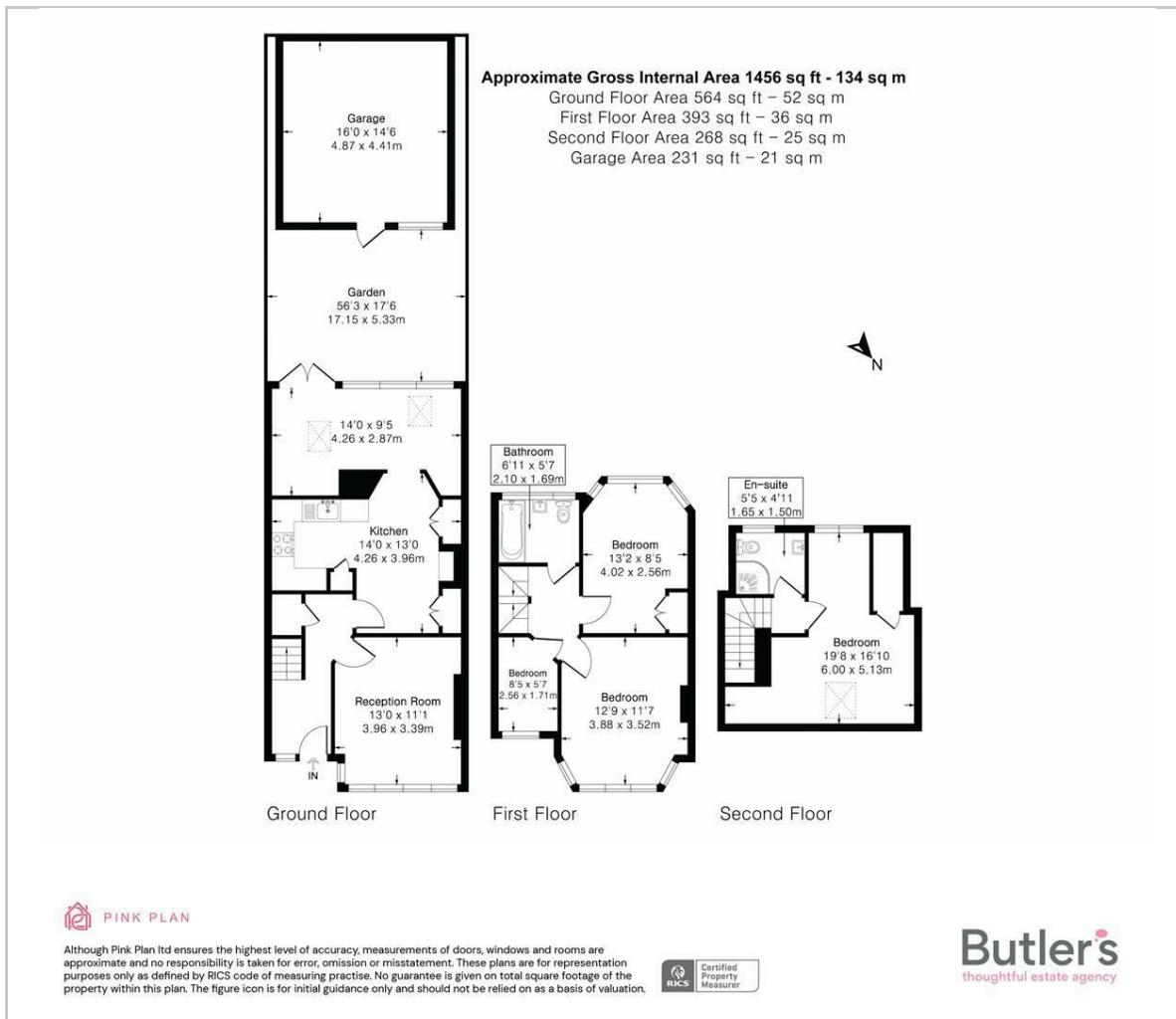
### Rear Garden

### Double Garage

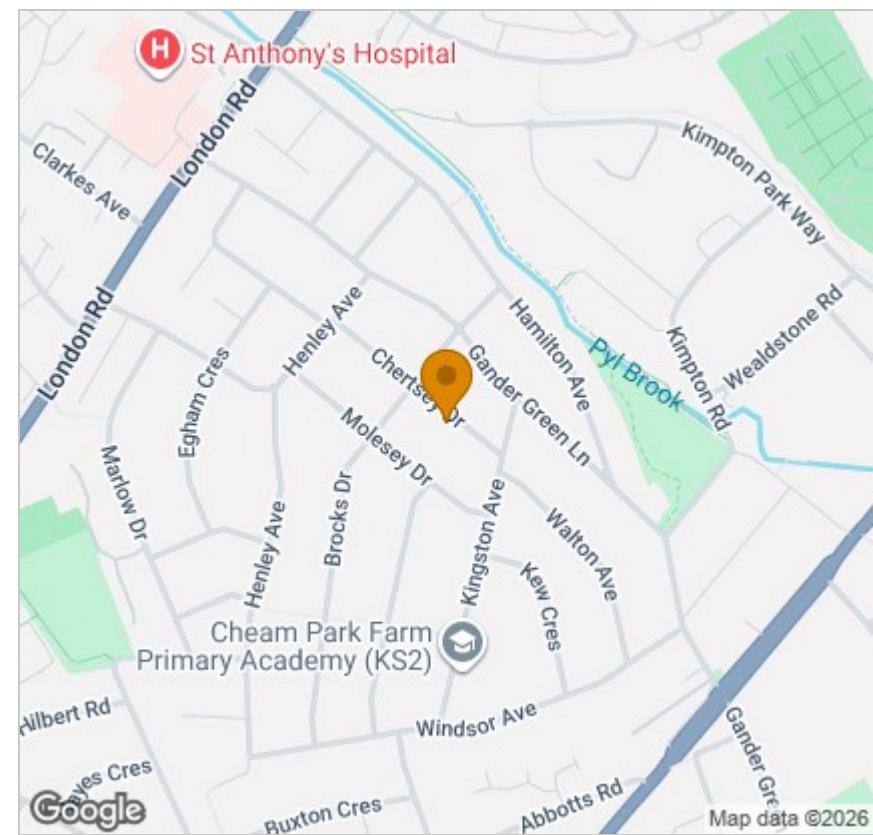
16' x 14.5' approximately (4.88m x 4.27m. 1.52m approximately)

### Front Driveway

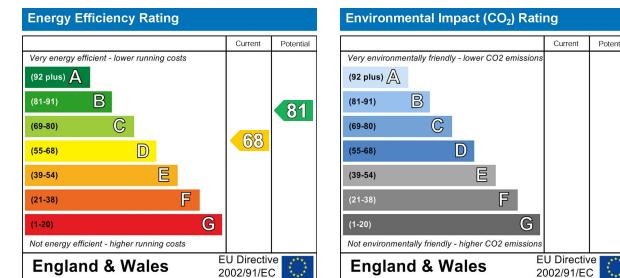
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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