
Butler's
thoughtful estate agency
Westfield Road
Sutton, SM1 2LB
Guide price £800,000
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Westfield Road

Cheam, Sutton, SM1 2LB

GUIDE PRICE £800,000 - £825,000 * Just Launched - LAST PLOT AVAILABLE * Westfield Place are two stunning 5 bedroom newly built executive homes, built to an incredible standard. They really are light and airy yet, also energy efficient homes that has been fastidiously designed & built, sparing no time or expense on how the houses are finished, such as the installation of a heat pump and solar panels. Inside, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly convenient, non cut through road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, enhancing your well-being. Inside the house, the real heart of the home is the incredible kitchen/dining/family room, with abundance of workspace to really cook up a storm in and bi-fold doors leading out to your garden - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones, looking forward to the day ahead. Upstairs, the bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly stylish surroundings. Every floor is also served by either a beautiful modern bathroom or shower room, with a sumptuous en-suite to the principal bedroom. But there's more! How about a wonderful, landscaped rear garden that will be great for every age range, along with allocated parking on the front driveway. With all these benefits, along with 10 year new build, insurance backed warranty, we think that the new owners will be very lucky indeed.

























GROUND FLOOR

Hallway

Kitchen/Living/Dining Room
27'2 x 17'3 maximum (8.28m x 5.26m maximum)

Utility/Spice Kitchen
9'10 x 7'10 (3.00m x 2.39m)

Cloakroom
5'11 x 3'5 (1.80m x 1.04m)

FIRST FLOOR

Landing

Bedroom 1
17'5 x 10' (5.31m x 3.05m)

En-Suite
8'6 x 4' approx (2.59m x 1.22m approx)

Bedroom 2
15'2 x 8'11 (4.62m x 2.72m)

Bedroom 3
11'7 x 8'2 (3.53m x 2.49m)

Family Bathroom
8'8 x 5'7 (2.64m x 1.70m)

SECOND FLOOR

Landing

Bedroom 4
15'9 x 15'1 (4.80m x 4.60m)

Bedroom 5
15'1 x 12'2 (4.60m x 3.71m)

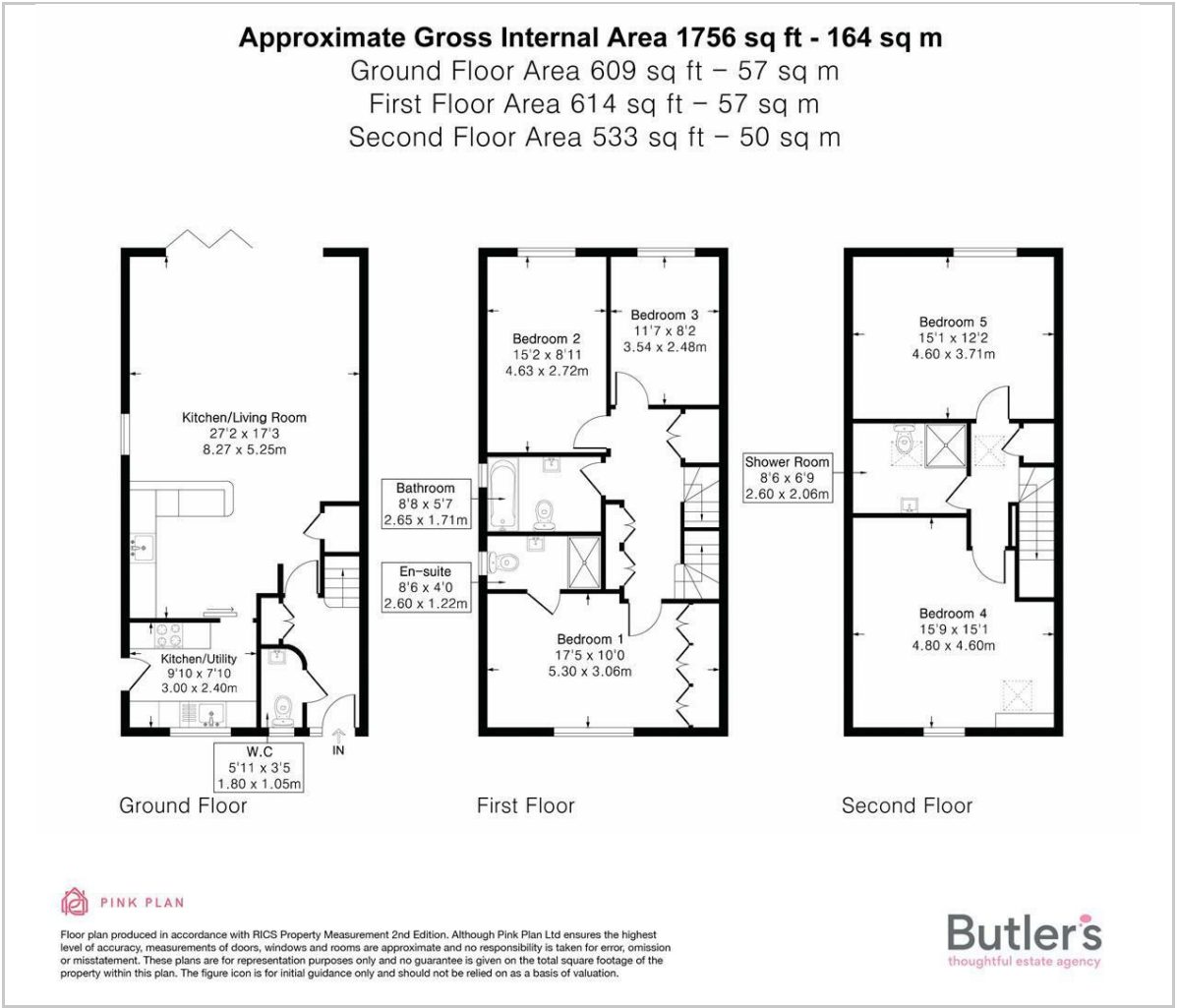
Shower Room
8'6 x 6'9 (2.59m x 2.06m)

OUTSIDE

Rear Garden

Off Street Parking

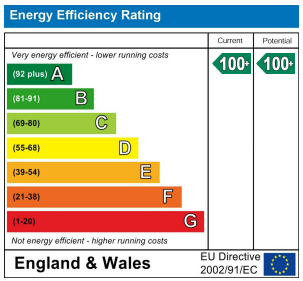
Floor Plan

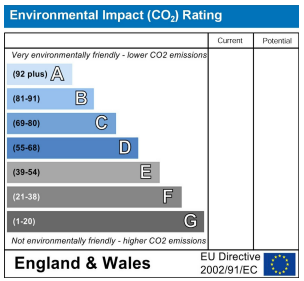


Area Map



Energy Efficiency Graph





Viewing

Please contact our Butler's Sutton 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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