

The PERSONAL Agent

Brocks Drive, Cheam

Guide Price £640,000

Brocks Drive

Cheam, Sutton

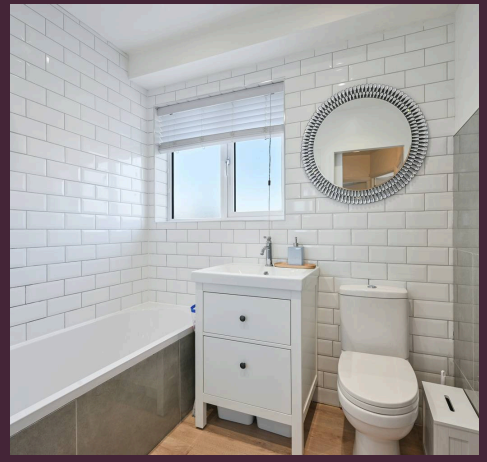
- Extended and Fully Renovated 4 Bedroom Terrace House
- Stunning Contemporary Kitchen with Central Island and Excellent Dining Space
- Two Modern Bathrooms and Separate WC
- Utility Room
- Off Street Parking for Two Cars
- Principal Bedroom Benefiting from En-Suite Shower Room
- Landscaped Rear Garden with Artificial Lawn
- Short Walk to Schools
- Over 1250 Square Feet of Accommodation
- North Cheam Location

An outstanding example of a beautifully extended and comprehensively improved family home, offering approximately 1,267 sq. ft. of exceptionally well-presented accommodation arranged over three floors. Having been thoughtfully extended by the current owners, this impressive four-bedroom home offers a fantastic combination of generous living space, contemporary styling and high-quality finishes throughout. The substantial five-metre rear extension has transformed the ground floor, creating a wonderful kitchen and dining space that forms the heart of the home, while the loft conversion provides an excellent principal bedroom with the added benefit of an en-suite shower room. The ground floor accommodation begins with an inviting entrance hall, leading through to a separate front reception room which provides a comfortable space to relax.











Description

To the rear, the property really comes into its own, with a superb open-plan kitchen and dining area, beautifully appointed and offering an excellent range of contemporary units, quality work surfaces and a central island.

The generous proportions provide ample room for both everyday family dining and entertaining. A separate utility room and downstairs cloakroom add further practicality.

On the first floor, there are three well-proportioned bedrooms, all served by a stylish family bathroom. The second floor is dedicated to the impressive loft-converted principal bedroom, a particularly spacious room measuring approximately 13'1" x 11'2", complemented by its own en-suite shower room.

Outside, the rear garden has been attractively landscaped with low-maintenance artificial lawn and a raised patio area, creating an ideal setting for outdoor dining and entertaining.

To the front, the property benefits from off-street parking for two vehicles, a valuable addition for any family home.**The overall result is a superbly presented and substantially enlarged family home, where the current owners have clearly invested considerable thought and care into creating a property that combines space, style and practicality.**

An internal viewing is highly recommended to fully appreciate the accommodation and quality on offer.



The property is situated near both Sutton and Worcester Park town centres with its excellent shopping facilities, bars and restaurants. Morden tube station is 15 to 20 mins by bus and West Sutton mainline station is also nearby with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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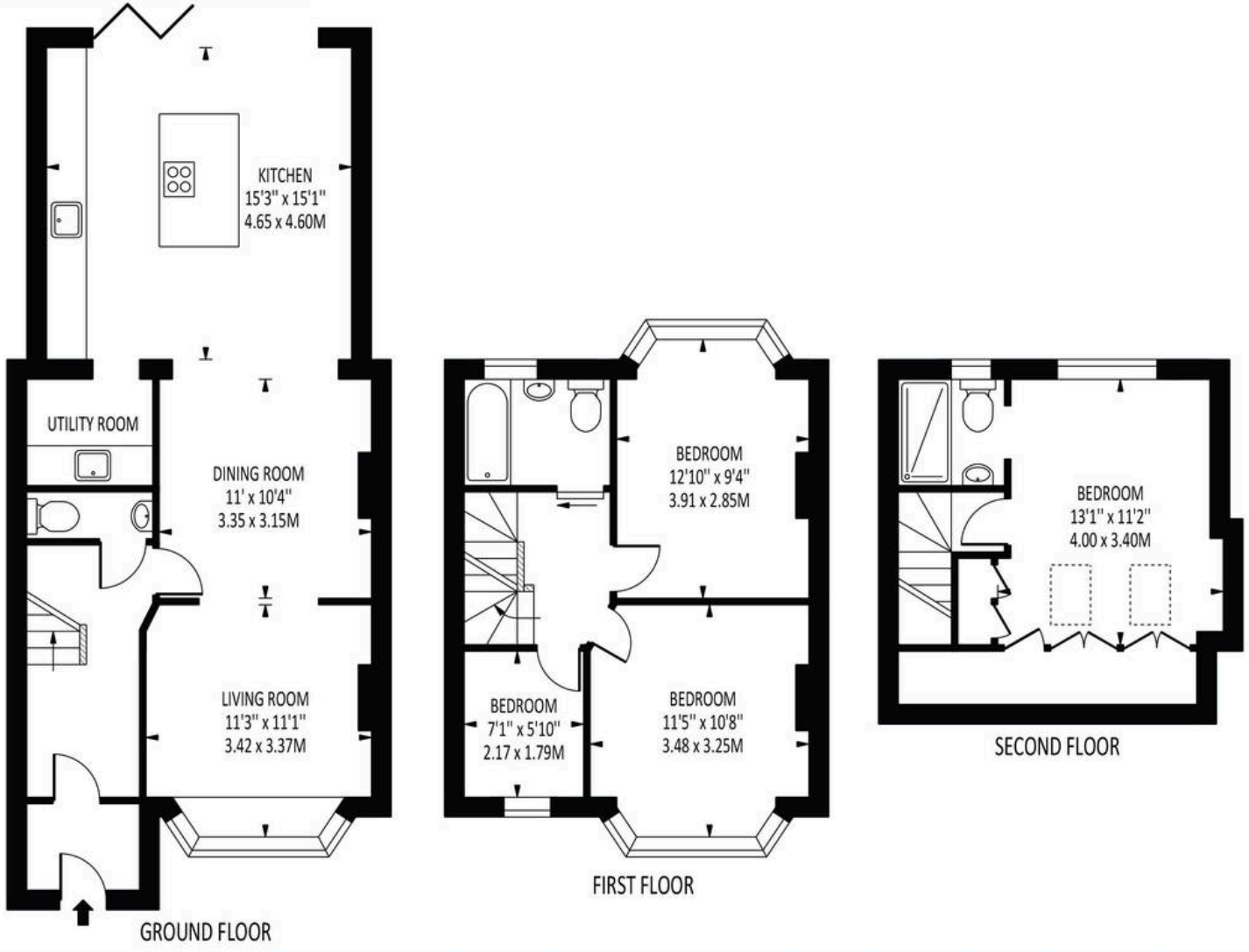
Total Area: 1267 SQ FT • 117.74 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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