



Brocks Drive, Sutton

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- Semi Detached Family Home
- Enclosed Entrance Porch
- Entrance Hallway
- Through Lounge/Dining Room
- Fully Fitted Kitchen
- Utility Room
- Three Bedrooms
- Modern Family Bathroom
- Level Rear Garden
- Driveway and Storage Building

This attractive three bedroom semi detached house benefits from a private driveway and is located in a popular residential area.

Homes in this popular area are favoured by young families and downsizers due its desirable location being only a few minutes walk of local shops, a good choice of schools and open parkland. The property offers the perfect blend of character and practicality and provides further scope to extend subject to planning permission making this a home you can enjoy for years to come.

The property has been well cared for and maintained over the years and the well stocked and secluded level rear garden will appeal to avid gardeners who enjoy spending time outdoors.



As soon as you step through the front door of this home you get a sense of the space and potential that is on offer.

There is an enclosed entrance porch that leads into a welcoming entrance hallway and a spacious through lounge/dining room with wooden parquet block flooring which is the perfect space to cosy down and relax or for entertaining guests, in addition there is a fully fitted kitchen with a door to handy utility room and access to the rear garden.

On the first floor are three well proportioned bedrooms and a family bathroom as well as a useful loft storage area.

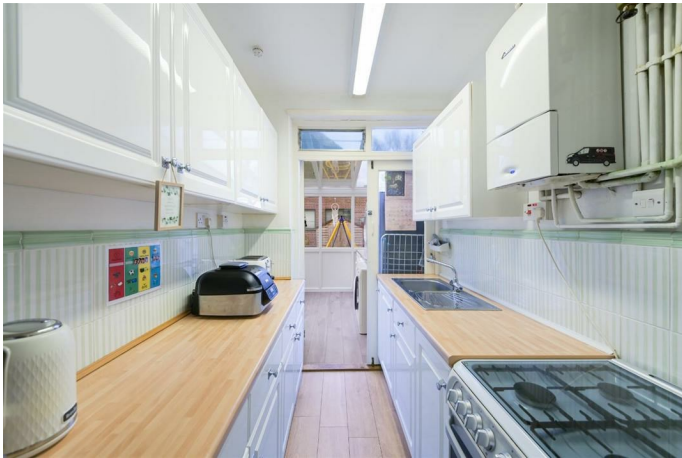
Outside there is a secluded rear garden with a paved terrace seating area and level lawn and to the rear is

a storage building.

To the front of the property there is a block paved driveway providing off street parking and a small front garden stocked with plants and shrubs.

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.

Tenure - Freehold
Council Tax Band : D



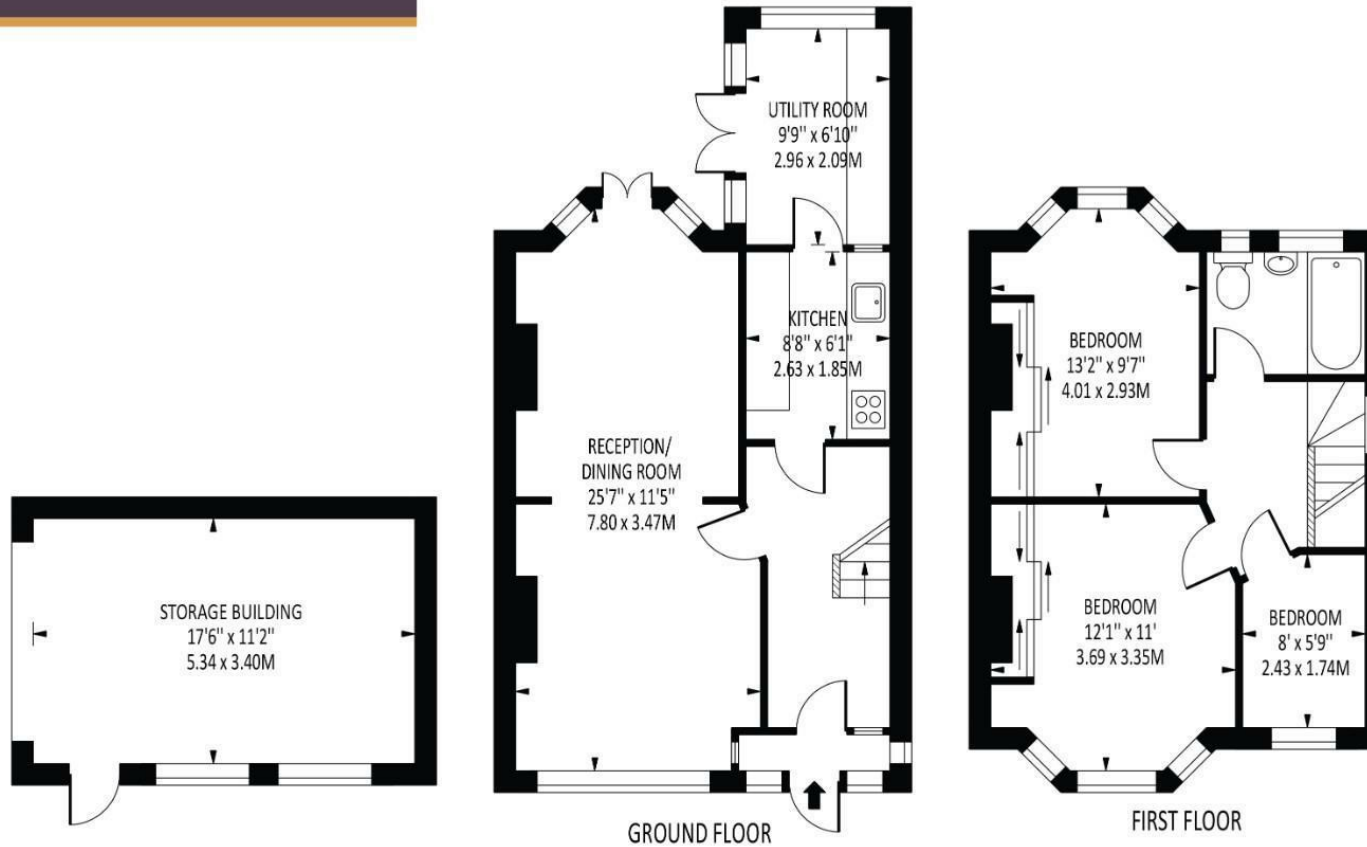


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Total Area: 1066 SQ FT • 99.06 SQ M
(Including Storage Building)
Storage Building : 195 SQ FT • 18.16 SQ M



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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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