



Molesey Drive, Sutton

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- End of Terrace Family Home
- Two Doubles and One Single Bedroom
- Fully Powered Outbuilding
- Astroturfed Garden
- Off Street Parking for Two Cars
- Close to Outstanding Schools
- Open Plan Kitchen Diner
- Family Bathroom
- Potential to Extend Subject to Planning

Beautifully presented and deceptively spacious, this superb three bedroom family home boasts an impressive 66ft landscaped garden, a versatile fully powered outbuilding and a stunning open plan kitchen/dining room. With off-street parking, excellent potential to extend into the loft (STPP) and stylish accommodation throughout, this is a home perfectly designed for modern family living.

Beautifully presented throughout, this family home combines stylish interiors with fantastic outdoor space, creating a property that is perfectly suited to modern family living. Offering bright, flexible accommodation and exciting scope to grow, this is a home that can easily adapt to changing needs for years to come.

At the heart of the property is the impressive open plan kitchen/dining room, a wonderful space designed for both everyday family life and entertaining. The contemporary kitchen provides an excellent range of storage and preparation space, while direct access to the garden effortlessly extends the living space outdoors during the warmer months. To the front, the elegant living room is centred around a charming bay window, creating a warm and inviting retreat to unwind at the end of the day.

Upstairs, the property offers two spacious double bedrooms alongside a



well-proportioned third bedroom, ideal as a child's room, nursery or home office. The stylish family bathroom is beautifully finished with contemporary tiling and a panel-enclosed bath. The loft is easily accessible and offers excellent storage, whilst also presenting an exciting opportunity to create additional living accommodation, subject to the necessary planning permissions.

One of the standout features of this home is the impressive 66ft rear garden, offering an abundance of space for families, who simply enjoy spending time outdoors. Designed with both relaxation and entertaining in mind, a generous patio immediately adjoins the property, providing the perfect setting for summer barbecues, alfresco dining and social gatherings. A second patio at the rear of the garden creates a peaceful spot to catch the evening sun or enjoy a quiet escape.

The remainder of the garden has been attractively laid with artificial lawn, providing a superb, low maintenance space for children to play and pets to enjoy all year round.

Adding even greater appeal is the fully powered detached outbuilding, an incredibly versatile addition that opens up a wealth of possibilities. Whether you're looking for a stylish home office, gym, creative studio, games room, cinema room or even a dedicated bar and entertaining space, this fantastic

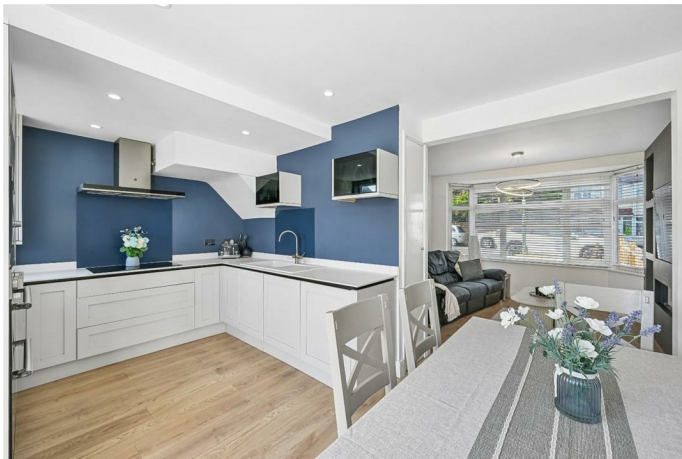
building offers the flexibility to suit a wide range of lifestyles.

To the front, the property benefits from off-street parking for two vehicles, together with secure side access to the rear garden.

With generous living accommodation, outstanding outdoor space and exciting future potential to extend into the loft (STPP), this is a home that offers far more than first meets the eye and is perfectly positioned to grow with its next owners.

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

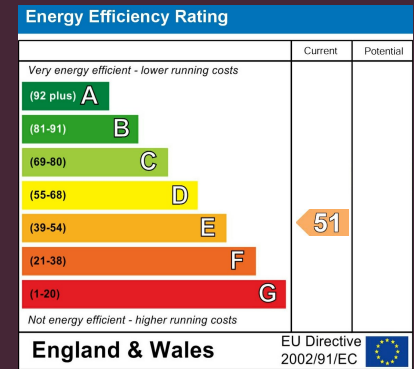
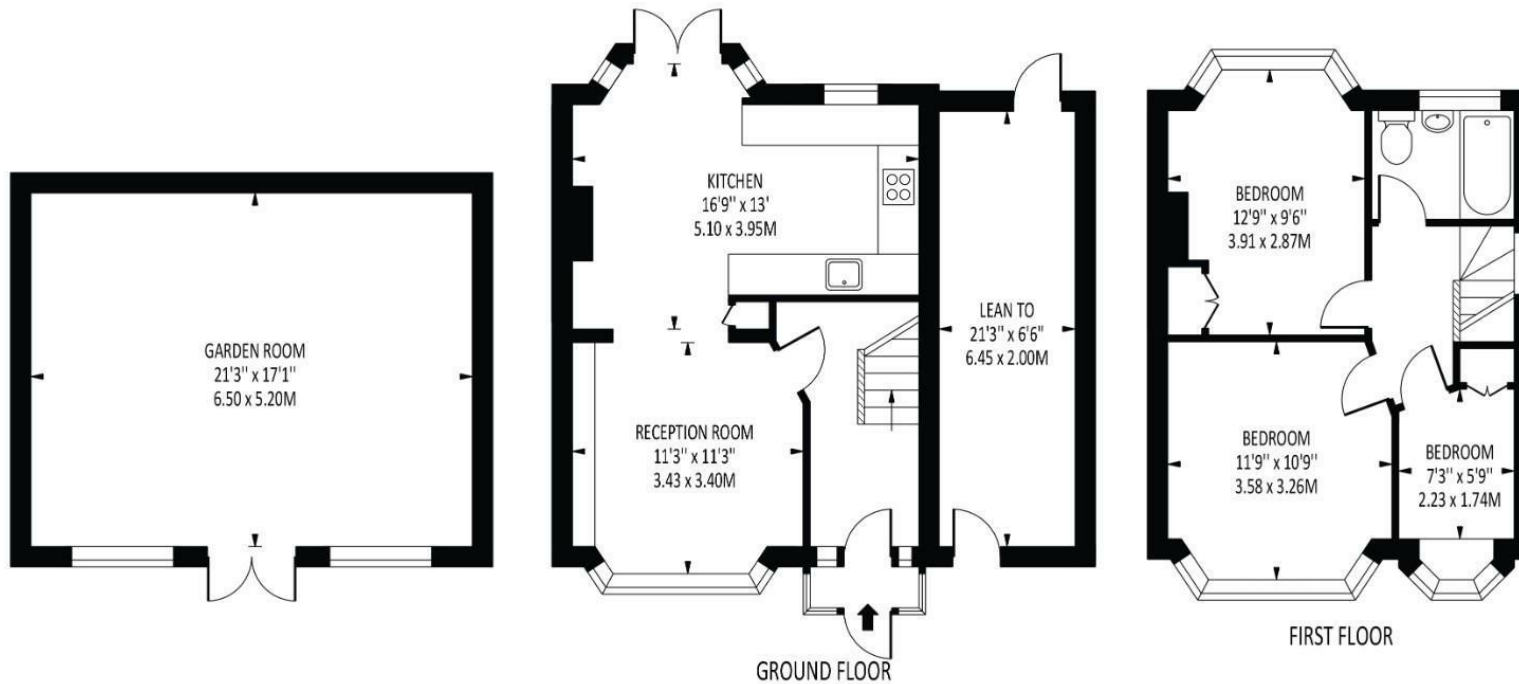






Molesey Drive

Total Area: 1271 SQ FT • 118.05 SQ M
(Including Garden Room & Lean To)
Garden Room Area : 364 SQ FT • 33.80 SQ M
Lean To Area : 139 SQ FT • 12.90 SQ M



Disclaimer: For Illustration Purposes only
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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.

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