

Butler's

thoughtful estate agency



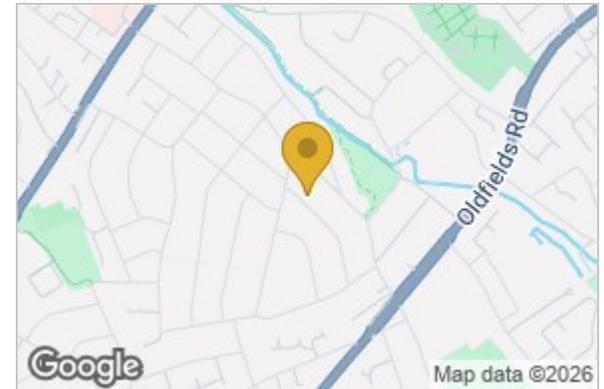
Walton Avenue
Sutton, SM3 9UB
Guide price £600,000



Walton Avenue, Cheam, Sutton, SM3 9UB

GUIDE PRICE £600,000 - £625,000 Having been extensively extended to the rear, this beautiful family home has so much to offer, both inside and out. Location wise, this prestigious road is just a short walk into Cheam, with you having outstanding schooling on your doorstep. West Sutton & Sutton Common stations are also close by, providing quick links into the City - you can be into London in under an hour. Despite all of this, sitting in your landscaped rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over - especially with the fantastic outbuilding that has 2 rooms; perfect for entertaining, keeping fit or home working. Inside the house, you'll be bowled over by the amount of work the current sellers have to gone to, having totally remodeled the property from top to bottom, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms and a stylish family bathroom. On the ground floor there is a huge amount of versatility, so be prepared to be impressed, such as a fabulous, light and airy lounge. There is a further dining room that reaches into the rear extension, which provides a wonderful family space for everyone to get together and will bring a truly social element to everyday living - or hold those dinner parties that are something you've probably been dreaming of for some time now! If we're on the money with the latter, the incredible kitchen with valued ceiling means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, which you can do whilst looking out to the garden, accessed via the bi-fold doors. Due to the extension the property also now boasts a utility and cloakroom, whilst on the outside to the front, there is the benefit of off-street parking, being the final gloss on what is the complete package.

Area Map



GROUND FLOOR

Hallway

Living Room
13'7 x 10'11 (4.14m x 3.33m)

Dining Room
11'10 x 10'5 (3.61m x 3.18m)

Kitchen
16'5 x 16'5 (5.00m x 5.00m)

Utility Room
7'3 x 5'8 (2.21m x 1.73m)

Cloakroom
4'10 x 2'10 (1.47m x 0.86m)

FIRST FLOOR

Landing

Bedroom
13'9 x 11'1 maximum (4.19m x 3.38m maximum)

Bedroom
11'1 x 10'8 (3.38m x 3.25m)

Bedroom
7'6 x 6'2 (2.29m x 1.88m)

Bathroom
7'4 x 7'3 (2.24m x 2.21m)

OUTSIDE

Driveway

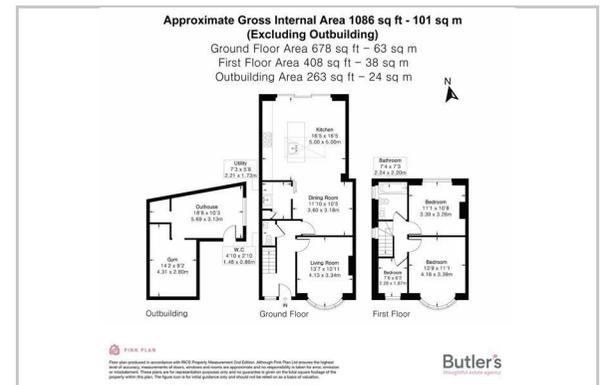
Landscaped Rear Garden

OUTBUILDING

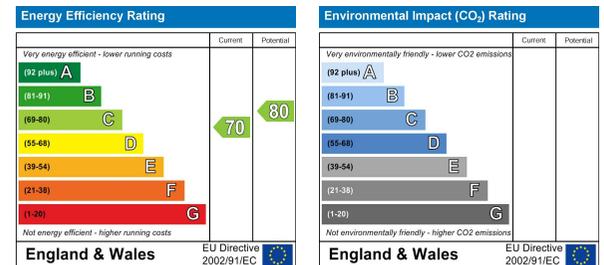
Multipurpose Space
18'8 x 10'3 maximum (5.69m x 3.12m maximum)

Gym Area
14'2 x 9'2 maximum (4.32m x 2.79m maximum)

Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk