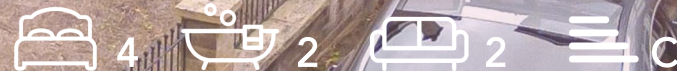


Butler's
thoughtful estate agency

Rosebery Road
Sutton, SM1 2BW

Offers in the region of £900,000

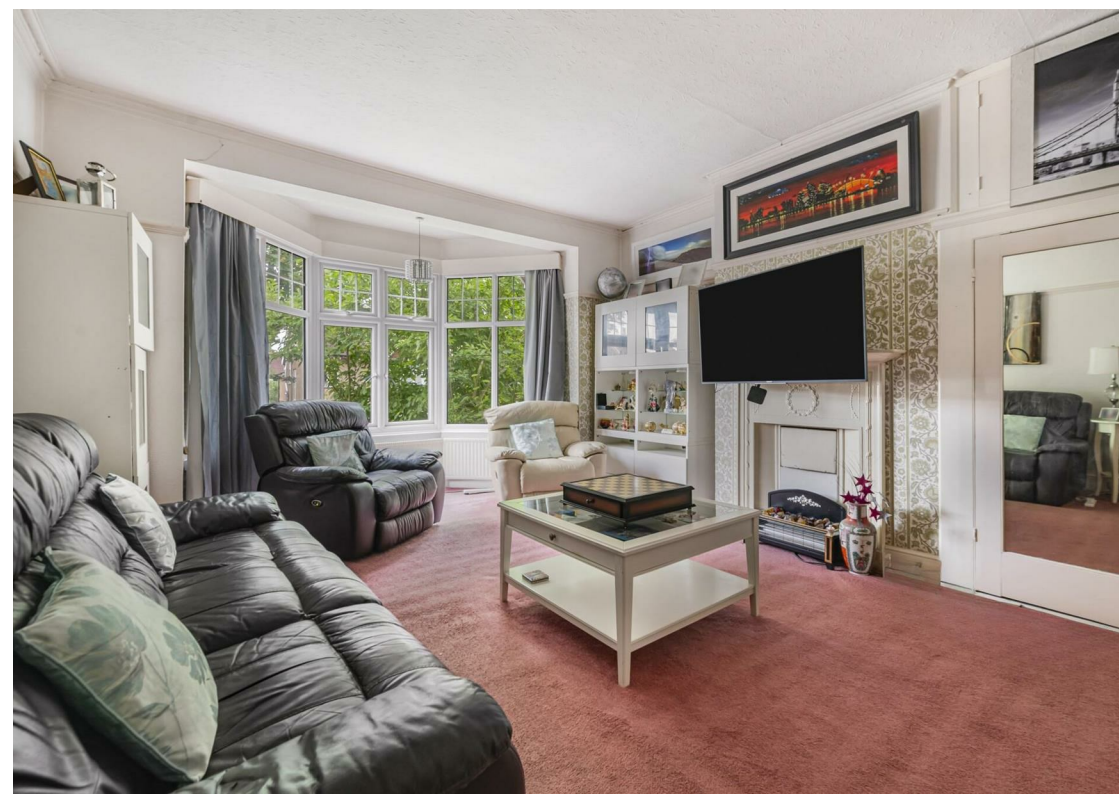


Rosebery Road

Cheam, Sutton, SM1 2BW

Positioned in one of the most prestigious roads on the Cheam/Sutton border, this handsome & spacious 4 double bedroom semi-detached family home has so much to offer. Set in the Landseer Conservation Area, you are situated on the doorstep of fabulous amenities, open spaces and of course some of the best schooling around. If good transport links are important, Sutton, West Sutton & Cheam stations provide quick links into the City - you'll be from your sofa to London in under an hour. Despite all of this, sitting in your mature rear garden you'd be forgiven for thinking you were in the middle of nowhere - a place for you to enjoy a good book, enjoy the sunshine or have friends over in the garden bar.

Inside your home, you can't fail to be impressed by the amount of space and proportions of the rooms. The house has an original layout, yet still is a thoroughly modern place for families - and being in the sort of condition you can just unpack your bags and move straight in, yet with the potential to update to taste. Upstairs, there are four generously proportioned bedrooms and family bathroom - with an additional shower in one of the bedrooms. On the ground floor, there is a huge amount of versatility, so be prepared to be impressed. The living room is a fabulous place to entertain in, a light and airy space with gorgeous bay, that will surely impress with the sheer opulence. The more formal dining room is adjacent, a perfect room to relax in, that also offers views to the garden and also the terrace area, ideal for all year round barbeques! If family time is important, the kitchen/breakfast room 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, with a pantry/storage area leading off. Outside, the aforementioned garden will be everything you've ever dreamed of, with the icing on the cake being the addition of driveway and garage providing ample off-street parking.





GROUND FLOOR

Porch

Entrance Reception

Living Room

19' x 14'1 into bay (5.79m x 4.29m into bay)

Dining Room

19' x 14' into bay (5.79m x 4.27m into bay)

Breakfast Room

15'1 x 10'2 (4.60m x 3.10m)

Kitchen

10'10 x 8'10 (3.30m x 2.69m)

Cloakroom

4'7 x 4'7 maximum (1.40m x 1.40m maximum)

FIRST FLOOR

Landing

Bedroom

19' x 14'1 into bay (5.79m x 4.29m into bay)

Bedroom

19' x 14'1 into bay (5.79m x 4.29m into bay)

Bedroom

16'10 x 8'10 (5.13m x 2.69m)

Bedroom

12'4 x 10'2 (3.76m x 3.10m)

Family Bathroom

9'10 x 6'7 (3.00m x 2.01m)

OUTSIDE

Front Driveway

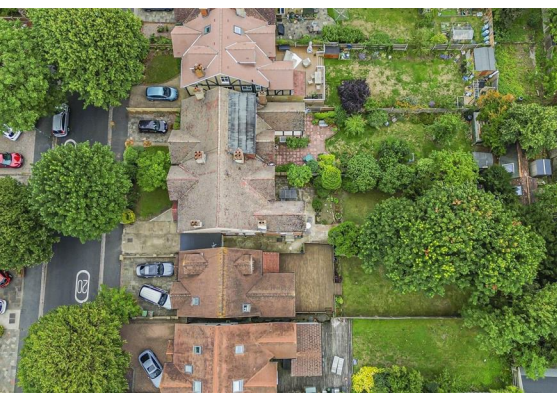
Garage

15'1 x 8' (4.60m x 2.44m)

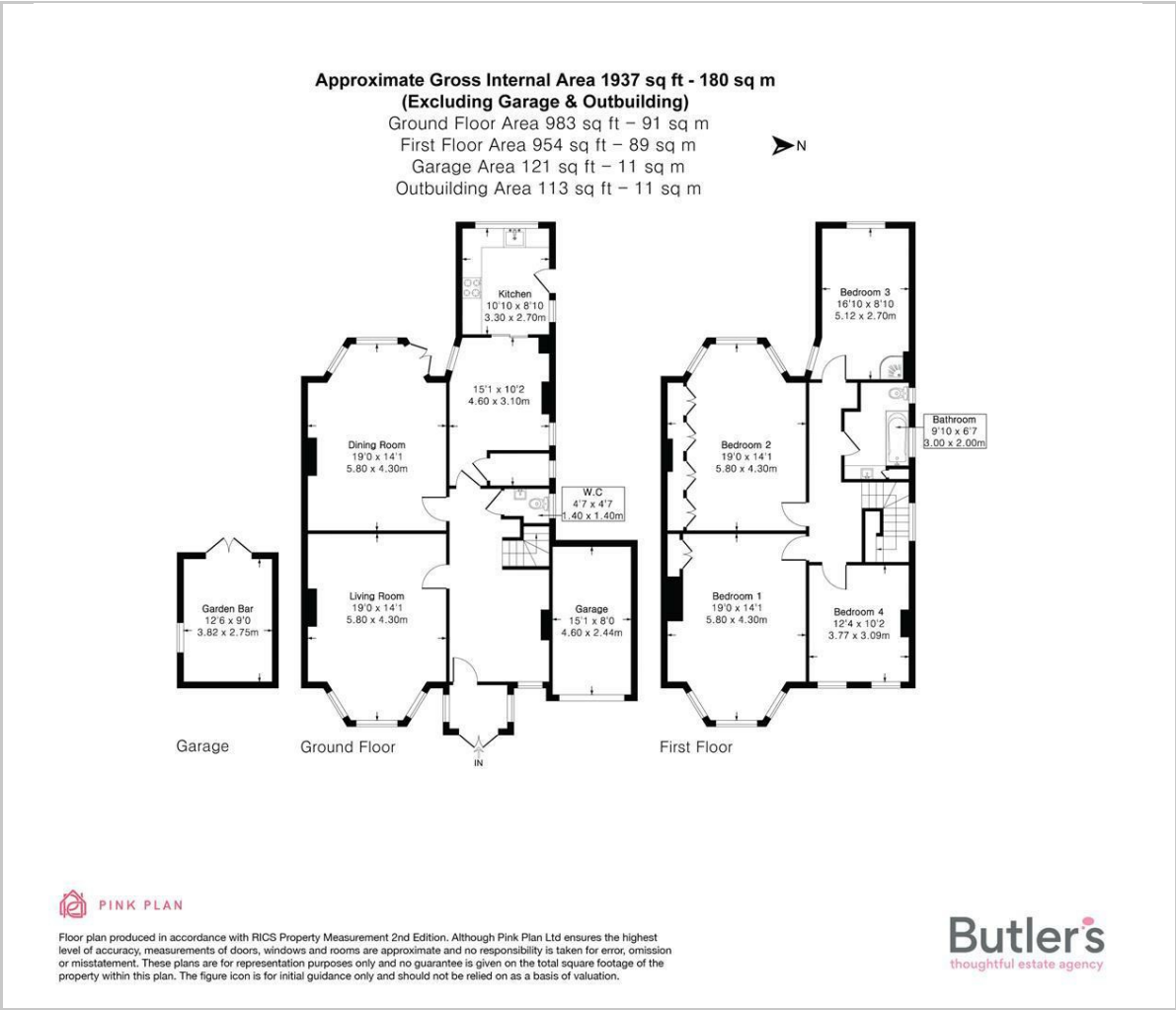
Rear Garden

Summer House/Outbuilding/Bar

12'6 x 9' (3.81m x 2.74m)



Floor Plan



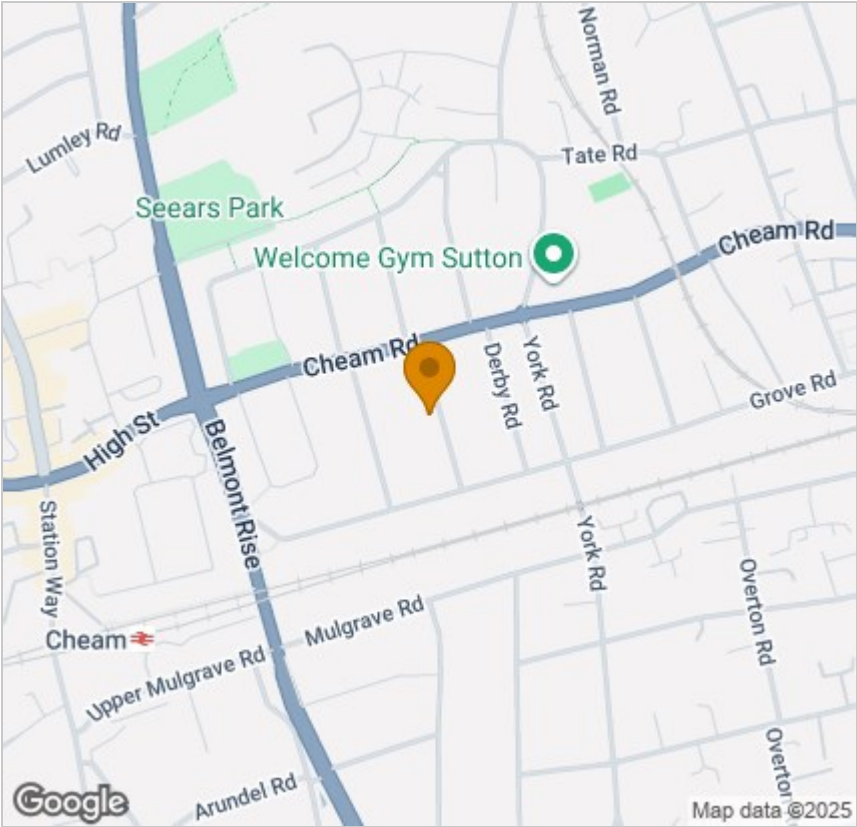
Viewing

Please contact our Butler's Sales 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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Area Map



Energy Efficiency Graph

