

Butler's

thoughtful estate agency



Sunbury Road
Sutton, SM3 9AR

Offers over £565,000



Sunbury Road

Cheam, Sutton, SM3 9AR

Positioned in one of Cheam's most sought after locations, this beautiful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Sunbury Road will surpass your expectations, as it's just a short distance to either Cheam & Sutton, with you having outstanding schooling close by. West Sutton station also provides quick links into the City - you'll be from your sofa to London in just under an hour. Despite all of this, looking onto your fabulous, 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 even have a few friends over. Inside your home the house has a fantastic 'feel' with the current sellers having updated the property throughout their ownership, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in in front of the TV, with get togethers and dinner parties being a breeze in the fantastic kitchen/dining/family area that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely kitchen 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. But there's more! There is the bonus of a cloakroom & utility room, whilst outside, you'll also love the convenience of your very own driveway providing off street parking to the front! *Please note we have included an additional shot of bedroom 3 to how it could look with a bed.

GROUND FLOOR

Porch





Hallway

Living Room
11'4 x 11'1 (3.45m x 3.38m)

Family Room
11'4 x 10'4 (3.45m x 3.15m)

Kitchen/Dining Room
14'7 x 13'1 maximum (4.45m x 3.99m maximum)

Utility Room
5'11 x 5'3 (1.80m x 1.60m)

Cloakroom

FIRST FLOOR

Landing

Bedroom
10'11 x 10'11 into bay (3.33m x 3.33m into bay)

Bedroom
13'1 x 9'5 (3.99m x 2.87m)

Bedroom
7'2 x 5'3 (2.18m x 1.60m)

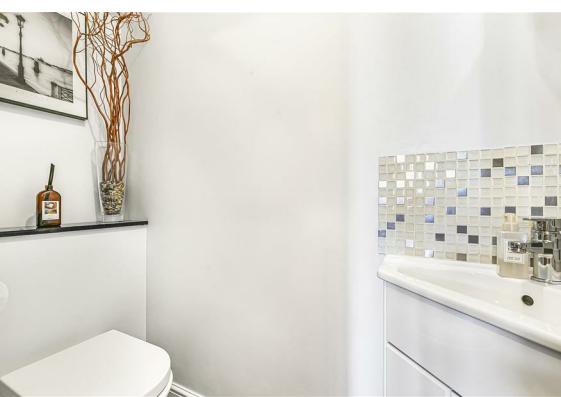
Bathroom
6'11 x 6'5 (2.11m x 1.96m)

OUTSIDE

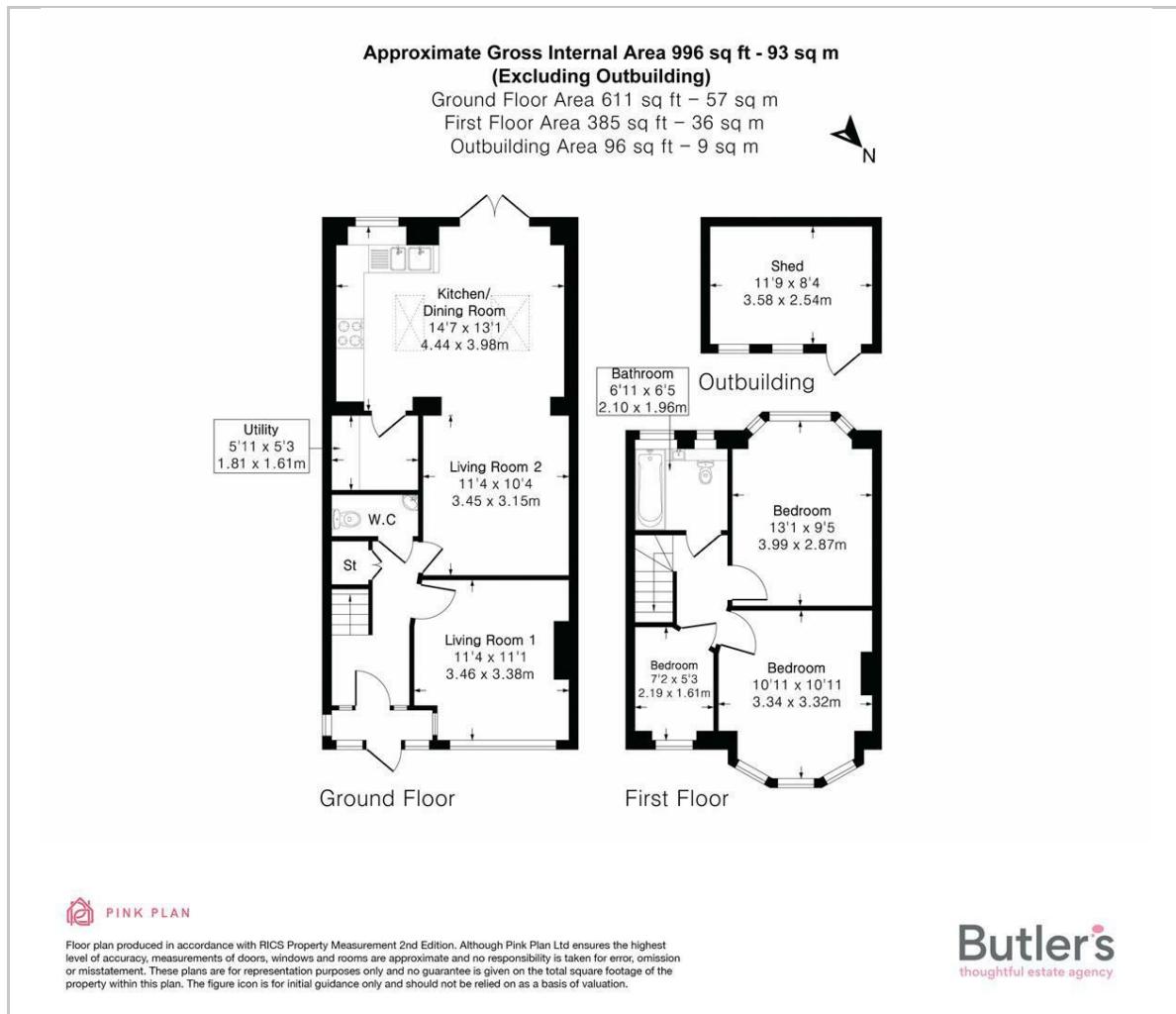
Front Driveway

Rear garden

Garden Shed



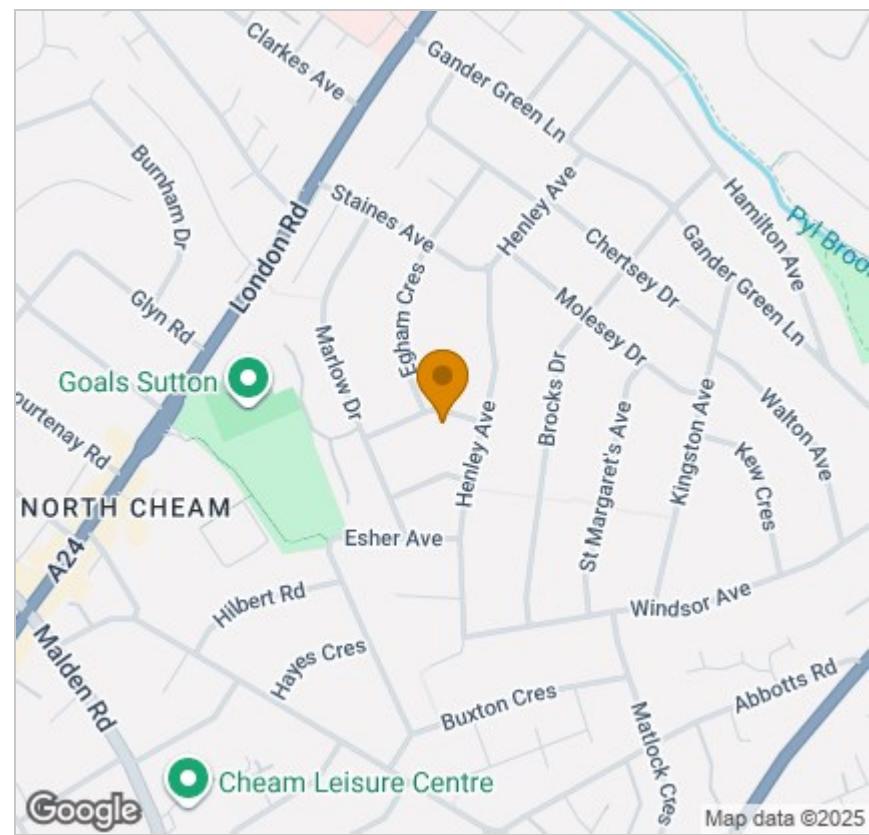
Floor Plan



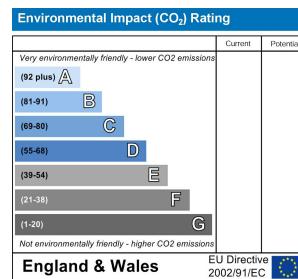
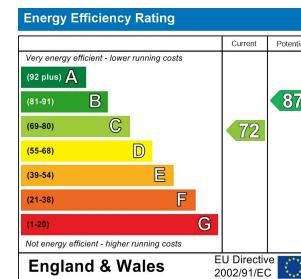
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Area Map



Energy Efficiency Graph



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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