

# Butlers

thoughtful estate agency



Broomloan Lane  
Sutton, SM1 2PL

Guide price £675,000



3



1



2



E



## Broomloan Lane

Sutton, SM1 2PL

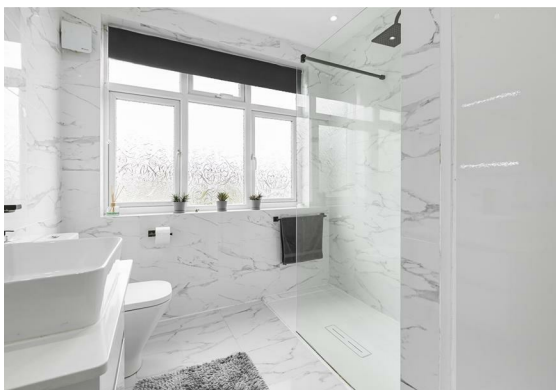
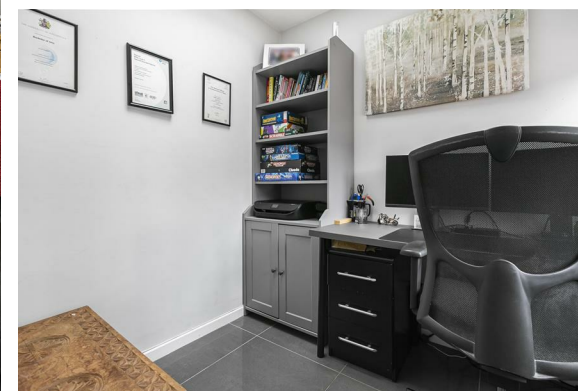
Every now and again a home comes to market that truly fits how a modern family lives, with this stunning 3 bedroom semi detached house being one such property. It really has a light and airy feel, also having been fastidiously cared for and updated by the current owner, sparing no time or expense throughout their occupation.

Having been extended, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better! Set within a desirable yet highly convenient road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during these summer months.

Inside the house, the large living room is a fabulous space for you to relax and entertain in, yet also perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some TV. The real heart of the home is the stunning, contemporary kitchen, with an abundance of workspace to really cook up a storm in - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones in the adjacent dining room, looking forward to the day ahead.

The bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly peaceful surroundings. All the rooms are also served by the first floor family bathroom and ground floor cloakroom.

Outside, there is a wonderful rear garden that will be great for every age range, with a huge outbuilding that could be used for a variety of reasons; gym, games room - or how about a bar? To the the front, a driveway provides ample off street parking. With all these benefits, we think that the new owners will be very lucky indeed!







## GROUND FLOOR

Porch

Hallway

Living Room  
15'5 x 11'7 (4.70m x 3.53m)

Dining Room  
15'1 x 10'11 (4.60m x 3.33m)

Kitchen  
19'8 x 13'8 maximum (5.99m x 4.17m maximum)

Office  
7'7 x 6'2 (2.31m x 1.88m)

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
14'10 x 10'10 maximum (4.52m x 3.30m maximum)

Bedroom  
12'7 x 10'4 maximum (3.84m x 3.15m maximum)

Bedroom  
8'10 x 7'3 (2.69m x 2.21m)

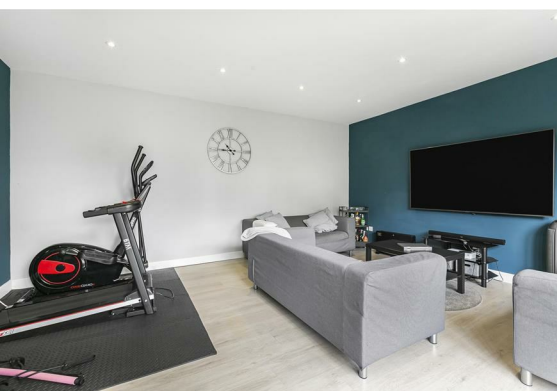
Bathroom  
9'2 x 7'6 (2.79m x 2.29m)

## OUTSIDE

Driveway

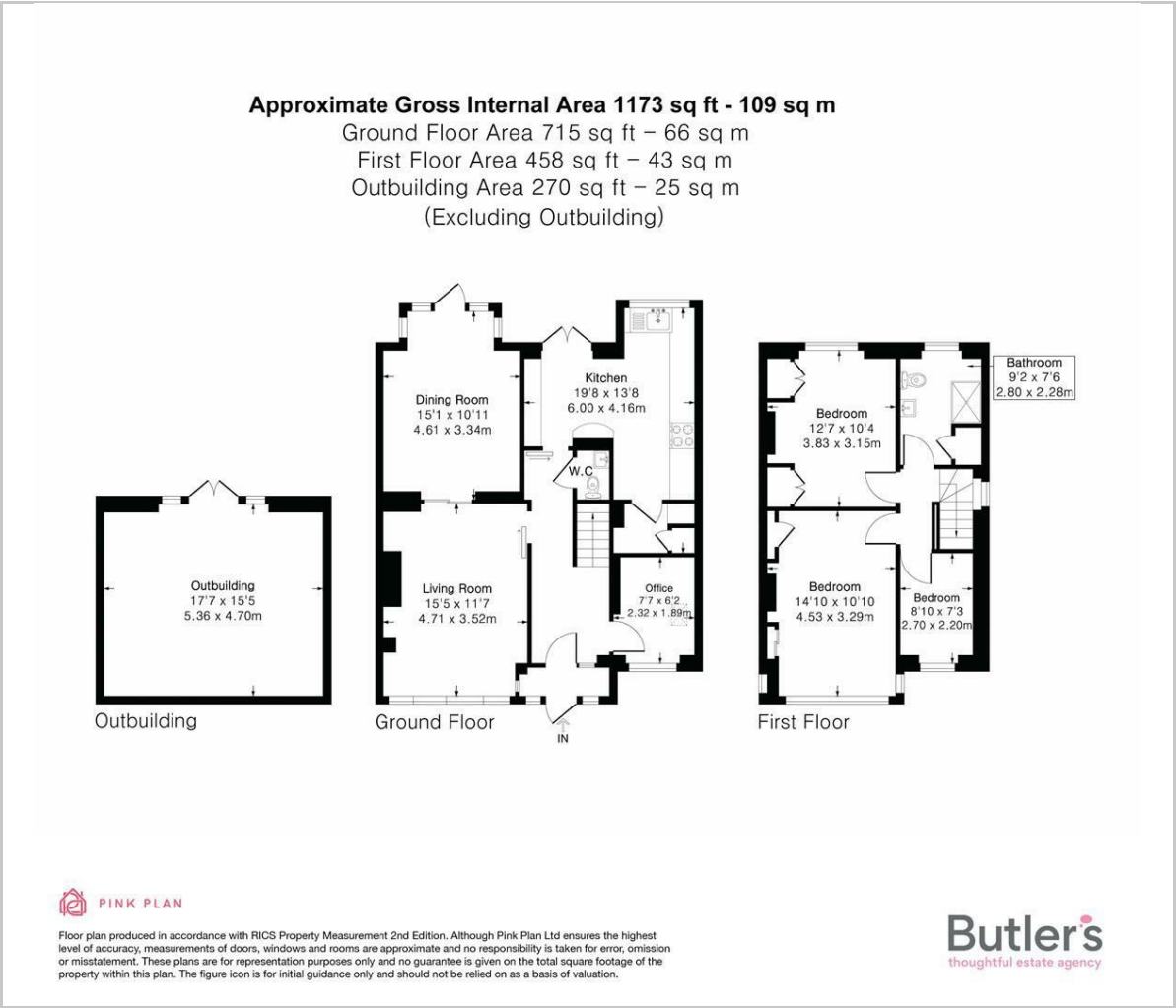
Rear Garden

Large Outbuilding  
17'7 x 15'5 (5.36m x 4.70m)





Floor Plan



Viewing

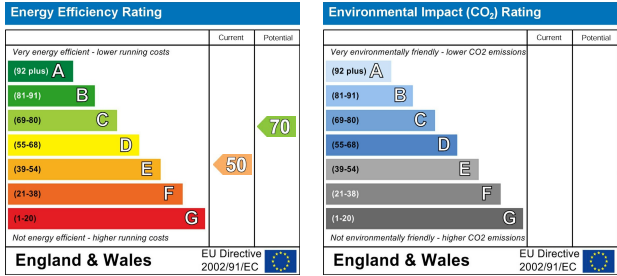
Please contact our Butler's Sales Office on 020 39 170 160  
if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.