

# Butler's

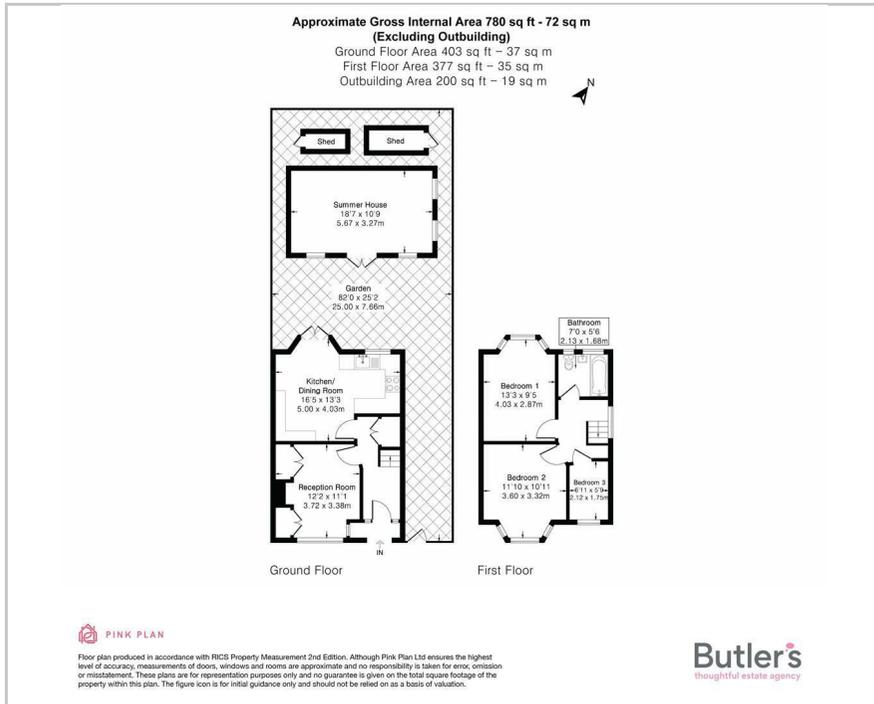
thoughtful estate agency



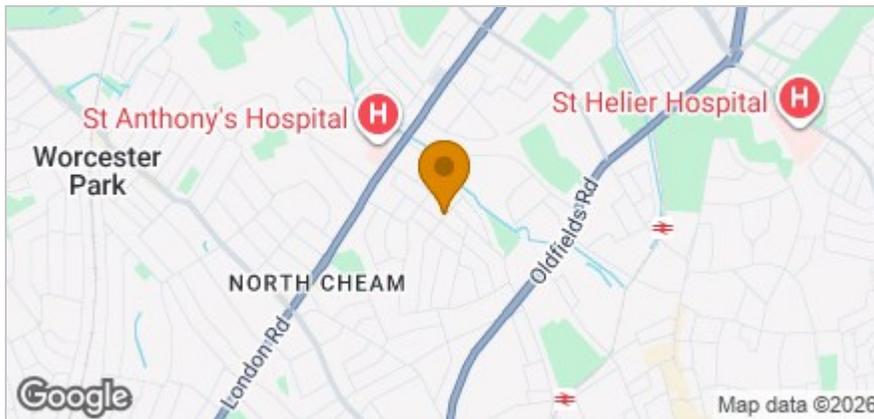
Brocks Drive, Sutton, SM3 9UJ  
Guide price £575,000



## Floor Plan



## Area Map



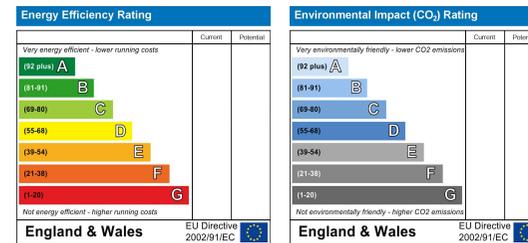
## Accommodation

- GUIDE PRICE £575,000 - £600,000
- Fabulous 3 bedroom semi-detached house
- Set within a desirable road & plot within Park Farm
- Large garden, perfect for the upcoming warmer months
- Potential to extended into loft and to the side & rear due to the generous side return
- Recently replaced roof
- Kitchen/diner & separate living room
- Driveway to front
- Perfect location for excellent schooling, transport links & amenities
- Large outbuilding for work, entertaining and/or home gym

## Viewing

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

## 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.

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