



Kingswood Drive  
Sutton, SM2 5NB

Guide price £650,000



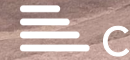
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# Kingswood Drive

Sutton, SM2 5NB

GUIDE PRICE £650,000 - £700,000

Positioned in one of Sutton's most coveted locations, this amazing townhouse is a family home that has so much to offer, both inside and out. Situated in a quiet cul-de-sac, you'll be on the doorstep of fabulous amenities, open spaces and outstanding schools - with transport links such as buses and Sutton/Belmont stations providing quick links into the City.

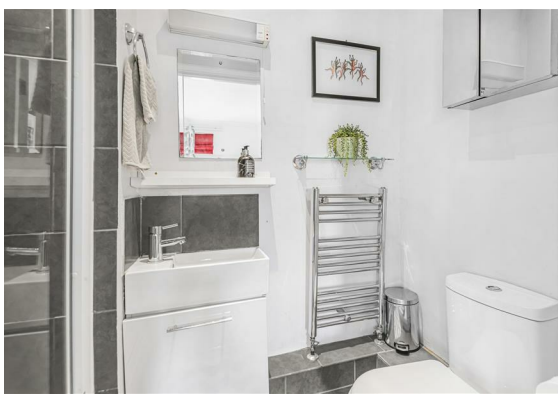
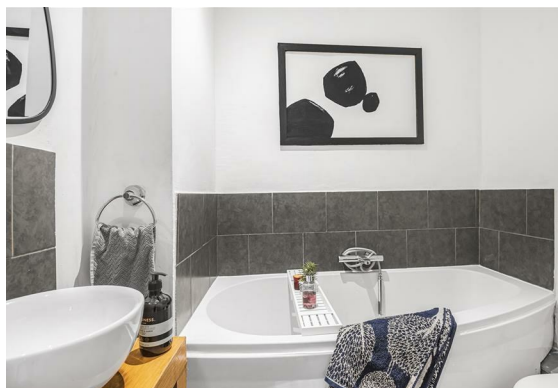
Sitting in your dining room overlooking your low maintenance garden, you will appreciate that this a fabulous place for you to enjoy a good book, catch some rays or even have a few friends over, especially as there is a green space and Overton Park beyond, accessed from your property.

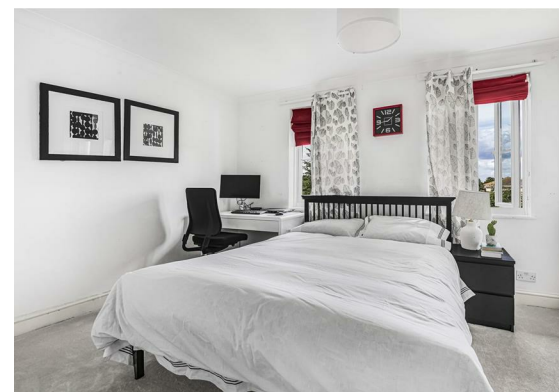
Inside your home, you'll appreciate the incredible amount of work the property has had over the current sellers' ownership, meaning you can just pack your bags and move straight in. The ground floor is a flowing, semi-open plan layout, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, family get-togethers, dining and even for when you work from home in the dedicated office area. If you like to entertain, the 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.

Upstairs, this house certainly doesn't let you down; with 4 well-proportioned bedrooms and 3 bathrooms (2 en-suite), there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the sumptuous master is on the first floor and has a boutique hotel feel, with elevated views and integrated wardrobes.

Finishing off this lovely home is a cloakroom and utility on the ground floor serving the property, and the bonus of two parking spaces to the front. So, if you are looking to buy and want a house that really is the complete package, look no further than this stunning home.

## GROUND FLOOR





Hallway

Kitchen

13'7 x 10'5 (4.14m x 3.18m)

Dining Room

13'11 x 10' (4.24m x 3.05m)

Study

10'1 x 7'2 (3.07m x 2.18m)

Cloakroom

5'2 x 3'2 (1.57m x 0.97m)

Utility

4'7 x 3'2 (1.40m x 0.97m)

FIRST FLOOR

Landing

Reception

13'10 x 13' (4.22m x 3.96m)

Bedroom 1

14' x 10'5 maximum (4.27m x 3.18m maximum)

En-Suite Bathroom

6'8 x 6'3 (2.03m x 1.91m)

Cloakroom

6'3 x 3' (1.91m x 0.91m)

SECOND FLOOR

Landing

Bedroom 2

13'10 x 10'4 maximum (4.22m x 3.15m maximum)

En-Suite

6'11 x 3'6 (2.11m x 1.07m)

Bedroom 3

13' x 6'11 (3.96m x 2.11m)

Bedroom 4

13'1 x 6'10 maximum (3.99m x 2.08m maximum)

Bathroom

6'11 x 6'1 (2.11m x 1.85m)

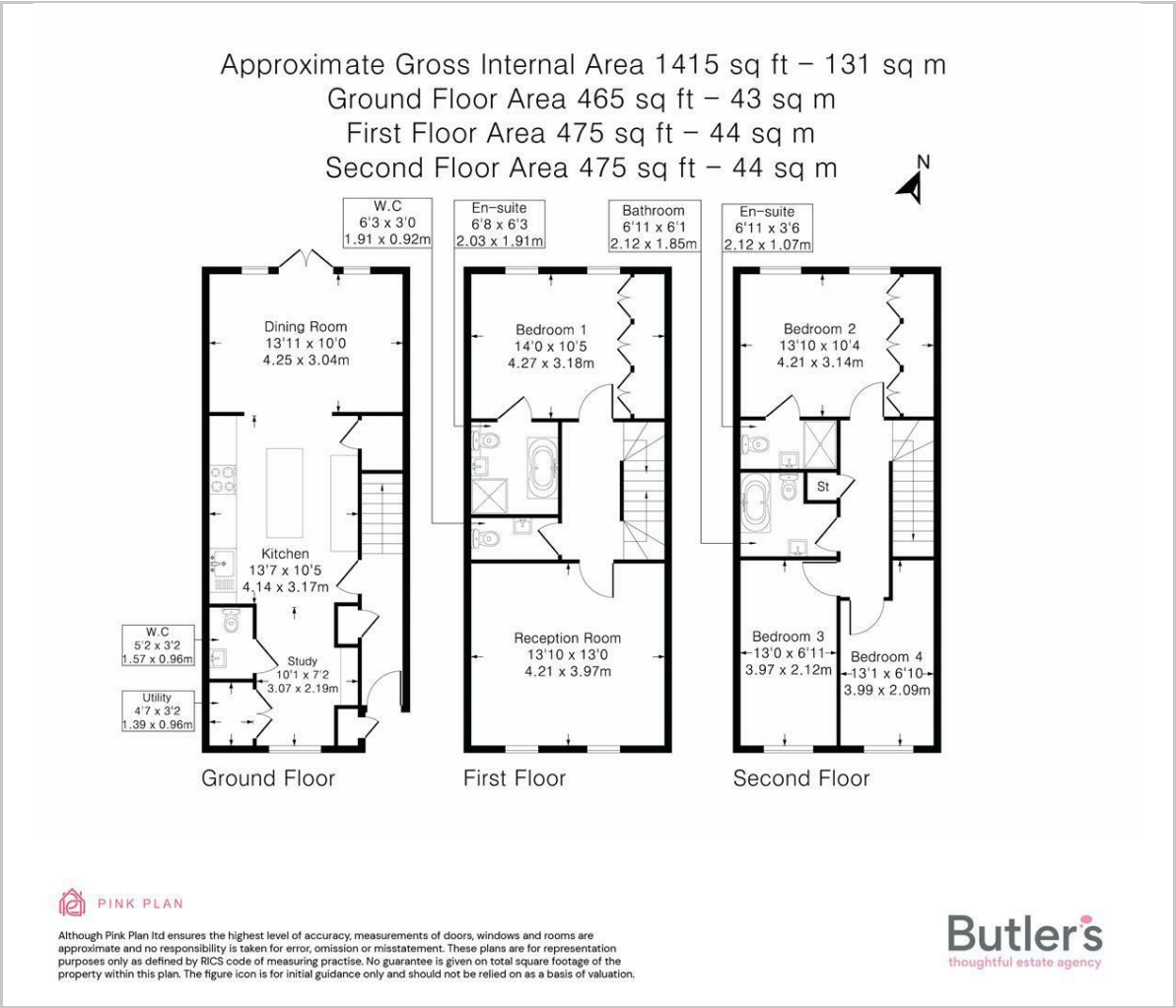
OUTSIDE

Rear Garden

2 Allocated Parking Spaces



Floor Plan

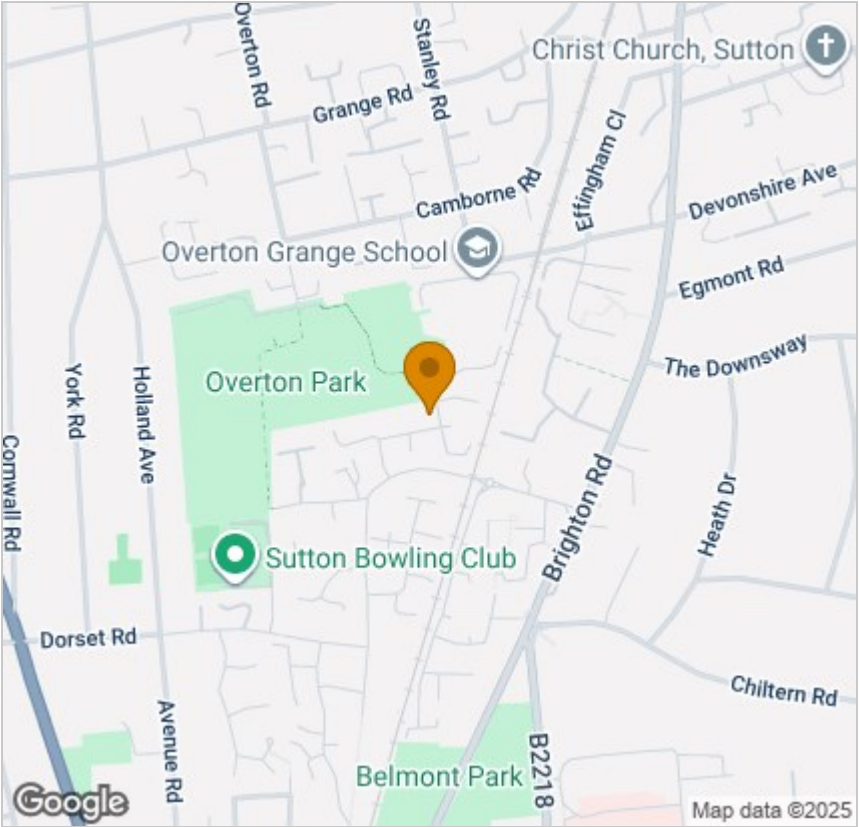


Viewing

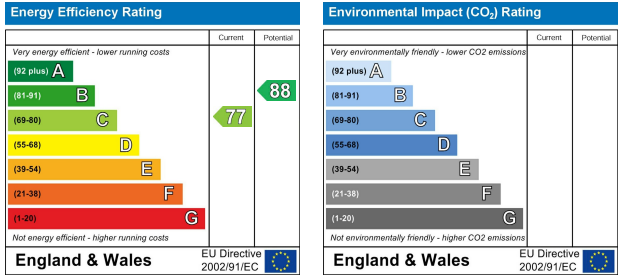
Please contact our Butler's Sales Office on 020 39 170 160  
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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