

Butler's

thoughtful estate agency



Cornwall Road
Sutton, SM2 6DU

Offers over £1,275,000



Cornwall Road

Cheam, Sutton, SM2 6DU

A real rarity to the market, "Hollyhocks" is a handsome, 5 double bedroom, detached house that will truly impress. Nestled in an immensely desirable location, Cornwall Road is also a home that offers extremely versatile accommodation, set over 3 floors. What also makes this house so special is the abundance of period features and charm that run throughout, with the current owners having gone to great lengths to retain the character of their property. Situated on what is arguably the most coveted spot on this leafy road, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central position, yet being in such a quiet setting. So, with the location ticking all your boxes - how does the rest of the house stack up? Well, you'll be pleased to learn that this gorgeous home has the benefit of a beautiful kitchen/dining room, perfect for entertaining or spending precious time with family, boasting views overlooking your garden. The ground floor reception spaces are also stunning, from the large family/multipurpose room with an inglenook, through to the lounge and further reception running adjacent, which can either be closed up as it once was for potentially an office or kept integrated with the lounge. On the first floor, 3 generously sized bedrooms are wonderful places to catch up on a great night's sleep, with the master having the benefit of fabulous wardrobes and en-suite, with a further family bathroom serving the remaining rooms. Every room has something different and unique to offer and will be well suited to a large or growing family. Outside, this beautiful house has a driveway to the front providing ample off-street parking leading to a garage and there is a stunning mature garden to the rear, sensibly split into 2 sections. You'll be spoilt for get-togethers with friends, whilst the kids go off and explore or play.

GROUND FLOOR

Hallway

Living Room

30' x 12'9 maximum (9.14m x 3.89m maximum)

Family Room

15'5 x 15'3 (4.70m x 4.65m)





Kitchen/Dining Room
21'5 x 15'9 (6.53m x 4.80m)

Cloakroom

FIRST FLOOR

Landing

Bedroom
18'10 x 12'1 maximum (5.74m x 3.68m maximum)

En-Suite
7'8 x 5'9 maximum (2.34m x 1.75m maximum)

Bedroom
14'5 x 12'1 (4.39m x 3.68m)

Bedroom
12'1 x 8'8 (3.68m x 2.64m)

Family Bathroom
9'1 x 9' (2.77m x 2.74m)

SECOND FLOOR

Landing

Bedroom
12'4 x 11'6 (3.76m x 3.51m)

Bedroom
12' x 11'7 (3.66m x 3.53m)

OUTSIDE

Front Garden

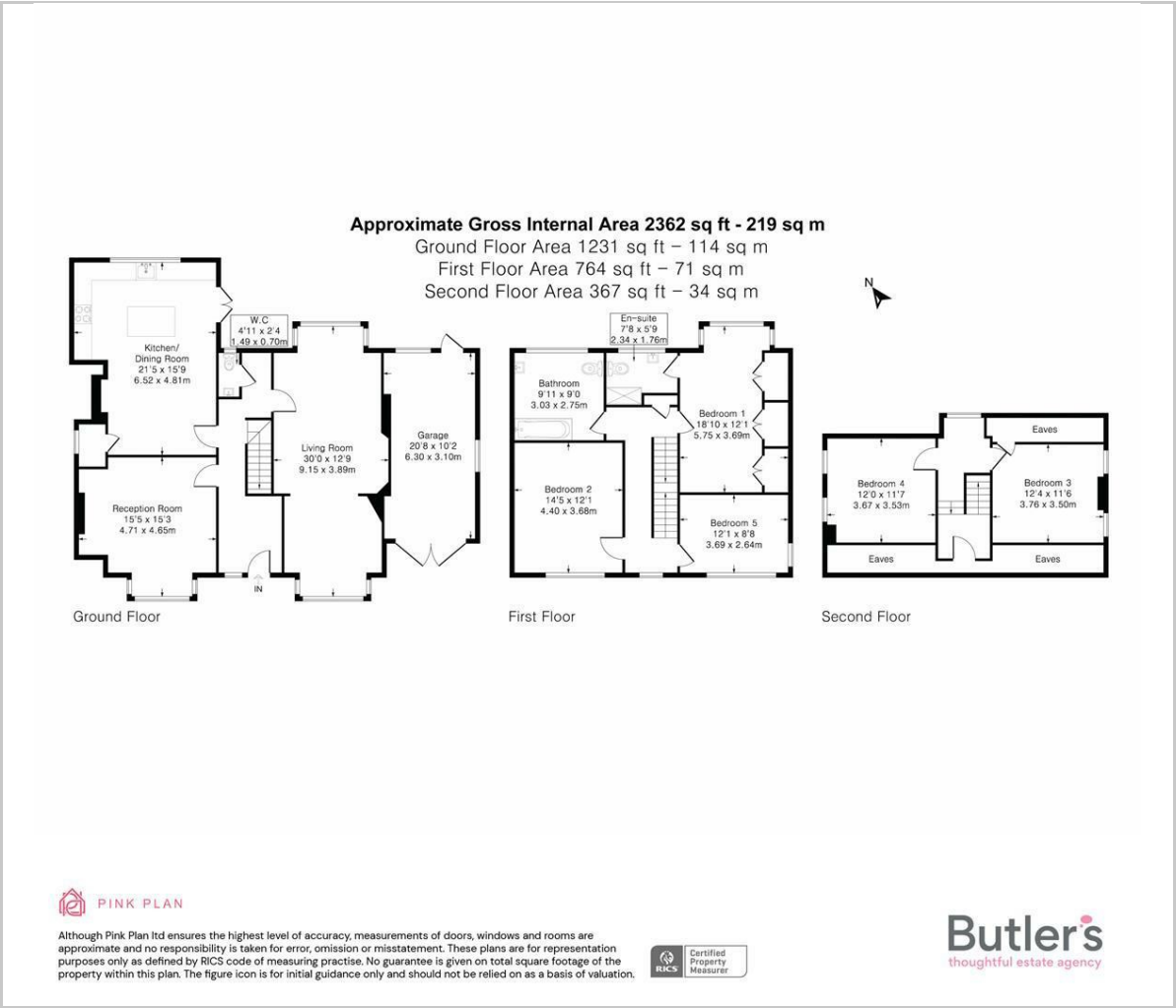
Driveway

Garage
20'8 x 10'2 (6.30m x 3.10m)

Rear Garden



Floor Plan



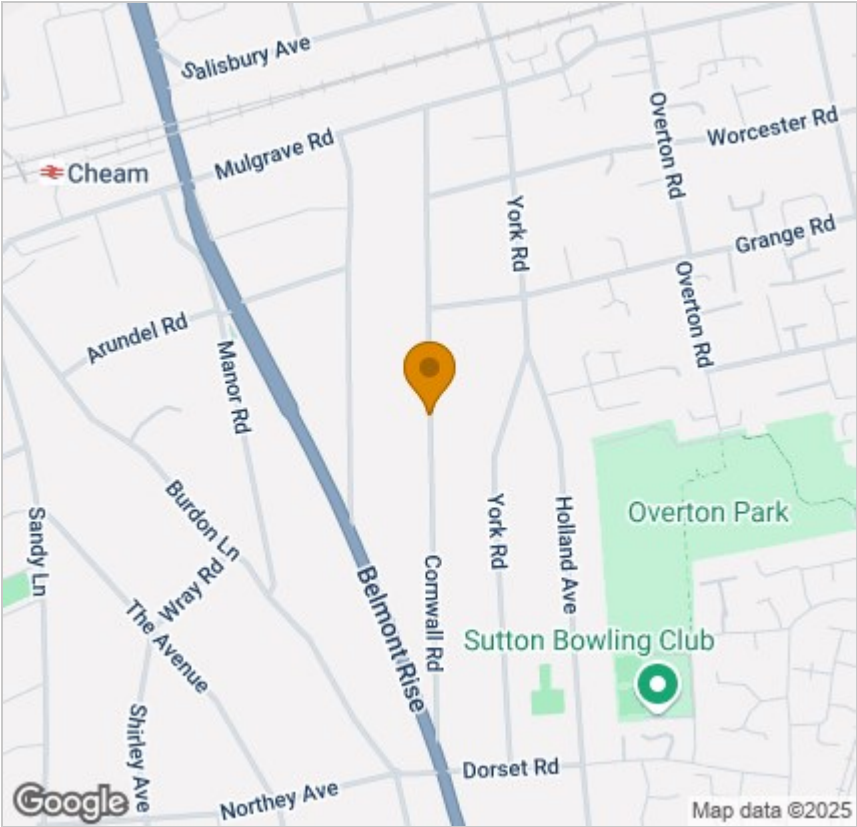
Viewing

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

