

Butler's

thoughtful estate agency



South Drive
Sutton, SM2 7PH
£1,150,000



South Drive

Cheam, Sutton, SM2 7PH

Every now and again a house comes to market that is truly exceptional, with this stunning 4 double bedroom semi-detached home being one such property. It really is a house that has been fastidiously extended and updated without compromise, and if you love to entertain, there is no other property quite like it on the market or likely to be in the near future. Location-wise it couldn't get any better. Positioned within a highly coveted and quiet central Cheam cul-de-sac, 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, enhancing your well-being. Inside the house, the reception spaces are fabulous spaces for you to relax and entertain in, or perfect for you to snuggle down on a comfy chair with a good book. The real heart of the home is the incredible kitchen/diner, with an abundance of workspace to really cook up a storm - you'll be the envy of all of your friends and family. Breakfast ready, you'll enjoy sitting down with your loved ones on the kitchen island, looking forward to the day ahead. For more formal dinner parties, the dining space is a wonderful place to entertain in, drink in hand, spilling out onto the terrace via the large sliding doors after your lovely evening meal. Upstairs, the bedrooms will truly impress and will be a pleasure to relax in, we think that the children will be having a few more early nights as they will be eager to nestle down in what are incredibly stylish surroundings. All these rooms are served by a beautiful family bathroom - however the master boasts it's own en-suite, with the bedroom itself being a triumph of design, with a vaulted ceiling that will truly take your breath away. Outside, a wonderful, landscaped rear garden is great for every age range, with a driveway to the front providing off street parking, which in turn leads to a garage which is perfect for all of your storage needs.

GROUND FLOOR





Hallway
Kitchen/Dining Room
26'1 x 23'8 (7.95m x 7.21m)
Study Area
Reception Room
13'5 x 12'4 (4.09m x 3.76m)
Reception Room
13'9 x 12'5 (4.19m x 3.78m)

Larder Area
7' x 5'7 (2.13m x 1.70m)
Utility Room
11'11 x 8'9 maximum (3.63m x 2.67m maximum)

Cloakroom
FIRST FLOOR

Landing
Master Bedroom
17'3 x 13'4 maximum (5.26m x 4.06m maximum)

En-Suite
8'5 x 5'11 (2.57m x 1.80m)

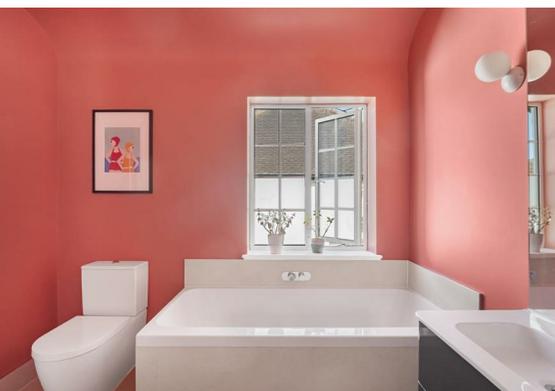
Bedroom
12'9 x 12'5 (3.89m x 3.78m)

Bedroom
12'5 x 11'10 (3.78m x 3.61m)

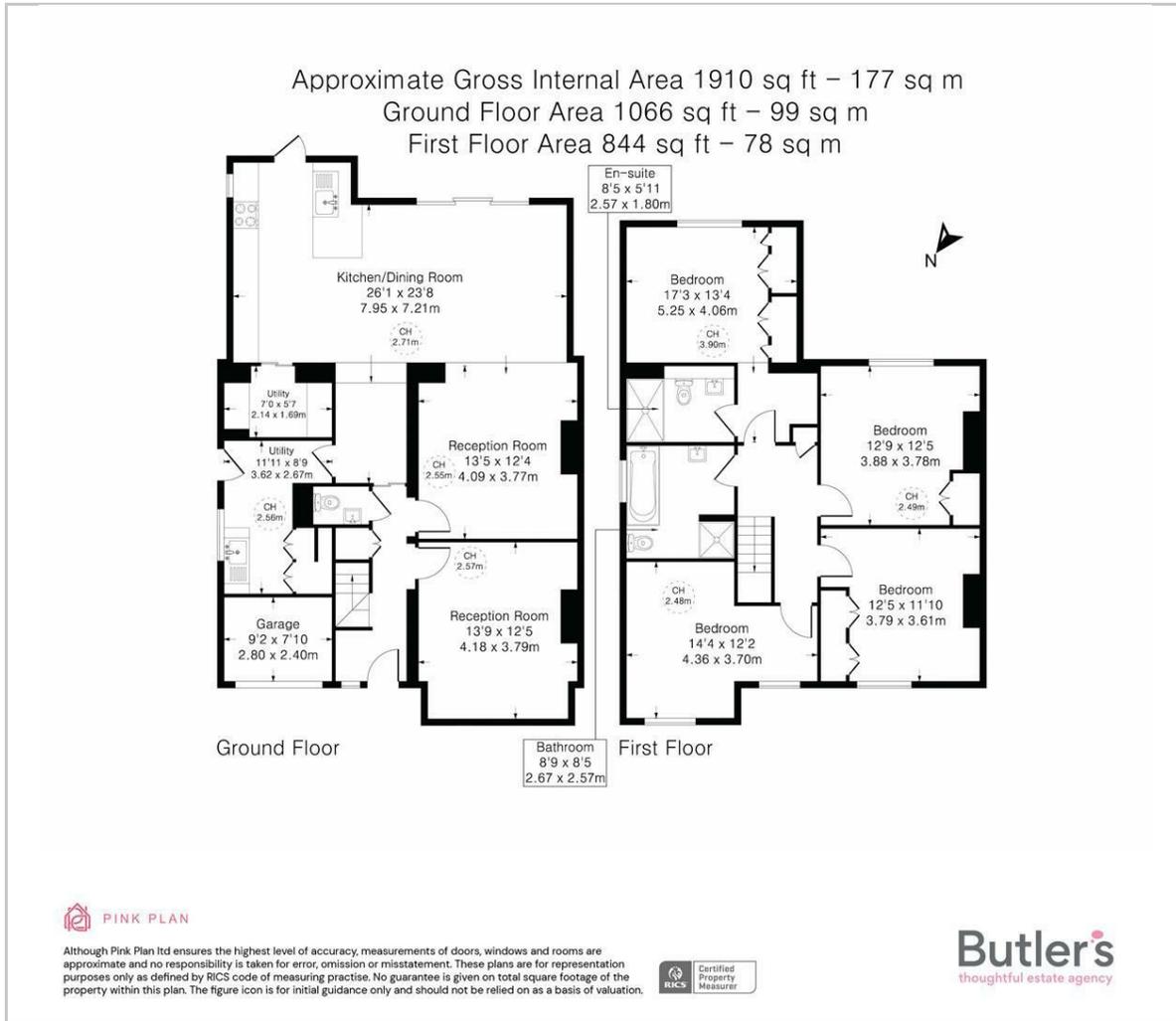
Bedroom
14'4 x 12'2 maximum (4.37m x 3.71m maximum)

Bathroom
8'9 x 8'5 (2.67m x 2.57m)

OUTSIDE
Rear Garden
Driveway
Garage



Floor Plan



Viewing

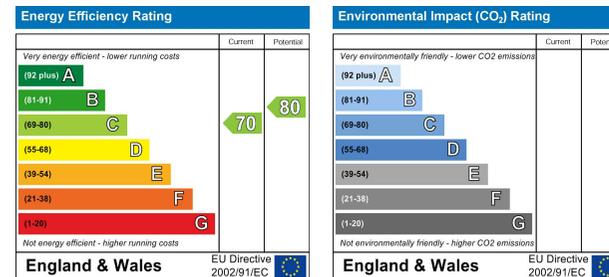
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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