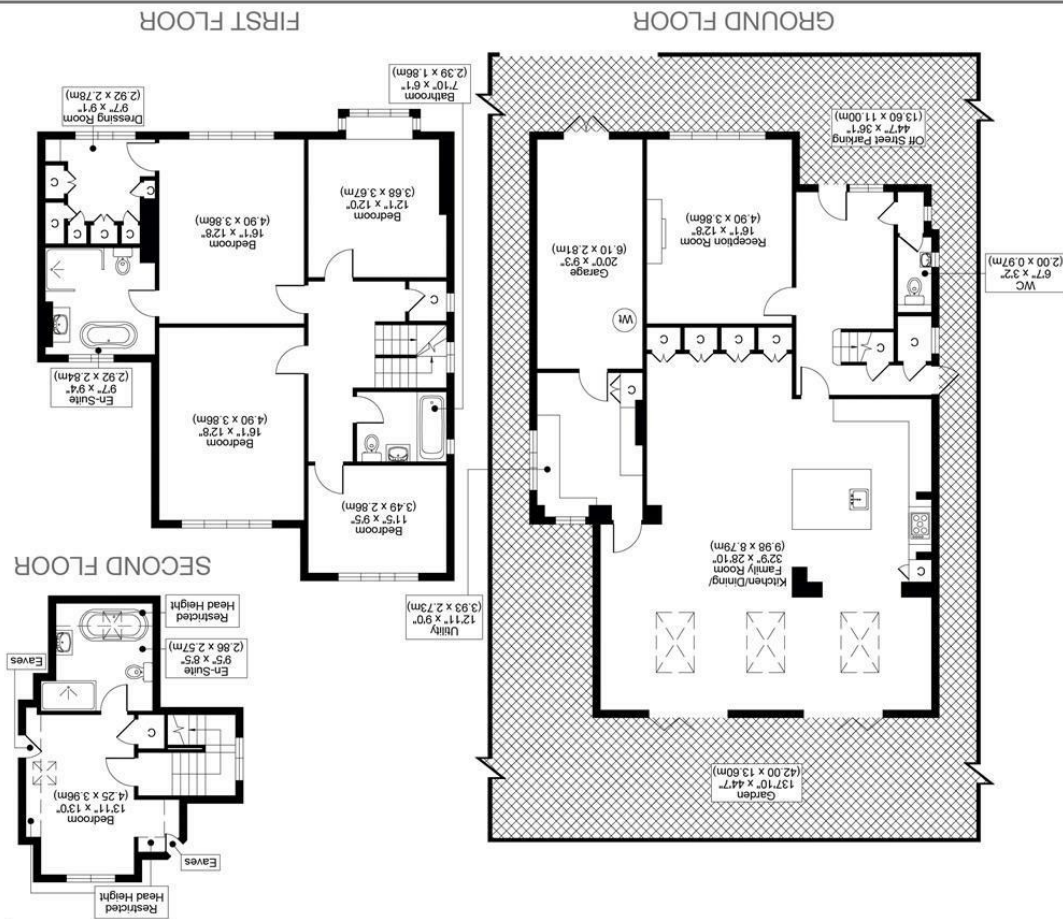




CHRISTIES



WEST DRIVE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT 2929 SQ.FT (272 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT 2704 SQ.FT (251 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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RICS

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West Drive, Sutton SM2 7NB

GUIDE PRICE £1,600,000

GUIDE PRICE £1,600,000- £1,700,000

WELCOME TO WEST DRIVE — A BEAUTIFULLY ARRANGED AND SUBSTANTIAL FAMILY HOME, IDEALLY POSITIONED WITHIN A PRIME LOCATION. THIS IMPRESSIVE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR HAS UNDERFLOOR HEATING AND HAS BEEN THOUGHTFULLY DESIGNED TO CREATE A STUNNING OPEN-PLAN KITCHEN, DINING, AND FAMILY ROOM, FORMING THE TRUE HEART OF THE HOME. THIS EXCEPTIONAL SPACE IS IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING, WITH BIFOLD DOORS OPENING ONTO THE GARDEN, SEAMLESSLY CONNECTING THE INDOOR AND OUTDOOR SPACES. A SEPARATE RECEPTION ROOM PROVIDES A MORE FORMAL LIVING AREA, WHILE A UTILITY ROOM AND INTEGRAL GARAGE ADD FURTHER PRACTICALITY. UPSTAIRS, THE PROPERTY OFFERS WELL-PROPORTIONED BEDROOM ACCOMMODATION ACROSS TWO FLOORS, INCLUDING A PRINCIPAL SUITE FEATURING A BEAUTIFULLY APPOINTED EN-SUITE AND A GENEROUS WALK-IN WARDROBE. A FURTHER BEDROOM ON THE UPPER FLOOR ALSO BENEFITS FROM EN-SUITE FACILITIES, PROVIDING EXCELLENT ADDITIONAL PRIVACY FOR GUESTS OR FAMILY MEMBERS. THE REMAINING BEDROOMS ARE THOUGHTFULLY ARRANGED AND SERVED BY A FAMILY BATHROOM, OFFERING FLEXIBILITY FOR GROWING FAMILIES OR WORKING FROM HOME. EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN OFFERING EXCELLENT OUTDOOR SPACE, WHILE THE FRONT PROVIDES OFF-STREET PARKING. COMBINING A PRIME LOCATION, GENEROUS ACCOMMODATION AND A SUPERB OPEN-PLAN LAYOUT, WEST DRIVE REPRESENTS AN IDEAL LONG-TERM FAMILY HOME.

- STUNNING OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- BIFOLD DOORS OPENING ONTO THE GARDEN CREATING SEAMLESS INDOOR-OUTDOOR LIVING
- MASTER SUITE WITH EN-SUITE AND WALK-IN WARDROBE
- PRIVATE REAR GARDEN WITH OFF-STREET PARKING AND INTEGRAL GARAGE
- COUNCIL TAX BAND G
- EPC RATING C

