



A mid-terraced house located within walking distance to Sutton's local amenities.

Beauchamp Road, Sutton, SM1 2PZ, £499,950 Freehold

BURN – AND – WARNE

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*MID TERRACED HOUSE *2/3 BEDROOMS
*INTERNAL UPDATING NEEDED *DOUBLE
GLAZING *GAS CENTRAL *WALKING
DISTANCE TO SUTTON HIGH STREET *NEAR
OUTSTANDING SCHOOLS *VENDOR SUITED

A TWO/THREE BEDROOM MID OF TERRACED family house a superb town centre location close to all three of Sutton's rail stations including, West Sutton, Sutton, Common, Sutton Mainline and some excellent local schools including 'Robin Hood' Juniors/Infants and Westbourne Primary. The property is well presented but does require internal updating and offers great potential for a buyer to put their own stamp on the property! The downstairs accommodation includes a 15'3 x 12'8 living room, 18'6 x 12'2 kitchen/diner, 14'9 x 6'11 Conservatory with a separate downstairs w.c. Upstairs there is a 13'7 x 11'6 Bedroom 1, a 13'9 x 9'2 Bedroom 2, 9'4 x 6' Bedroom 3 with built-in wardrobes and a three-piece fitted bathroom suite.

Additional benefits include, double glazing, gas central heating, 40ft rear garden, residents parking permits and vendor is suited.

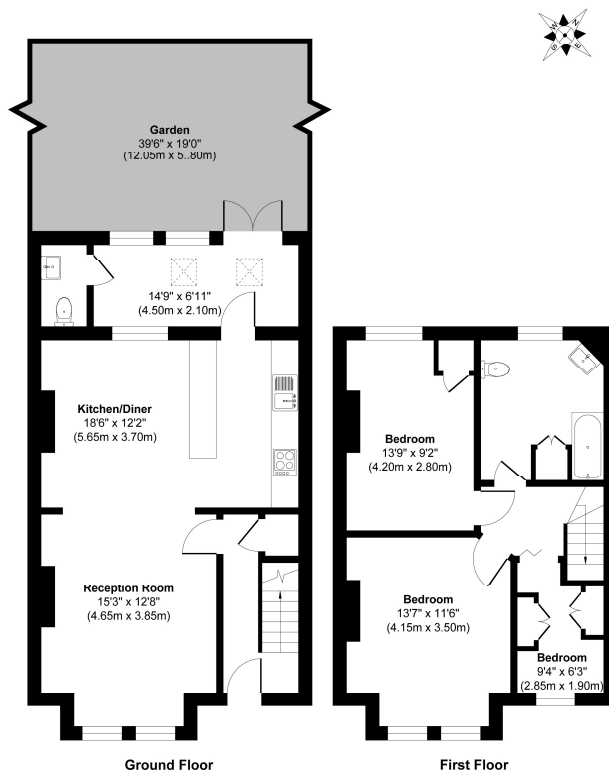
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

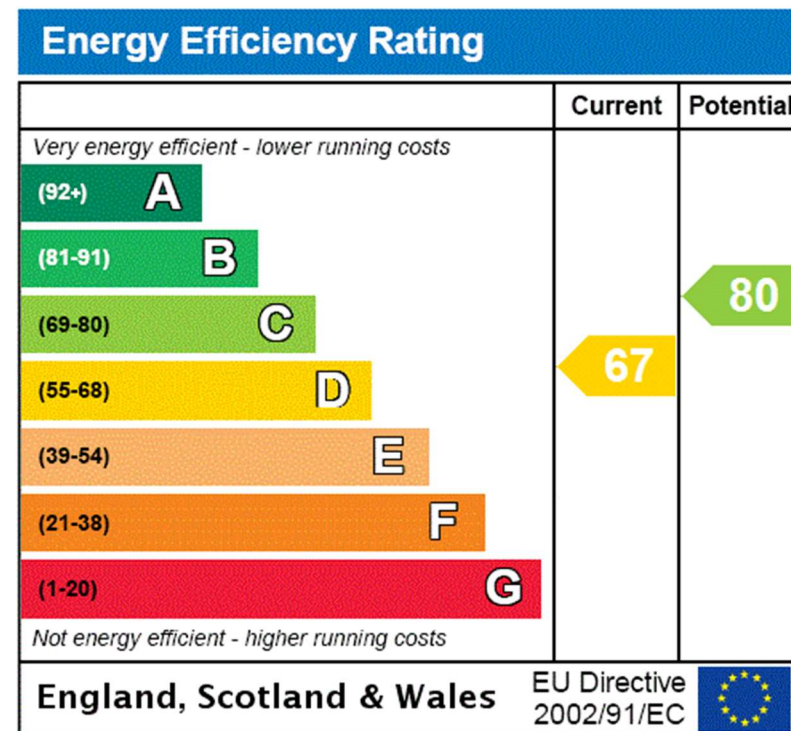
Telephone: 020 8642 1234.







Beauchamp Road, Sutton, SM1
 Approx. Gross Internal Area 1,109 sq. ft / 103.05 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data show.
 Plan produced by AR Net Media-www.ar-netmedia.uk



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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