



A chain free two bedroom Victorian Cottage near to Manor Park

Myrtle Road, Sutton, SM1 4BX, £450,000 Freehold

BURN – AND – WARNE

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BURN AND WARNE *CLOSE TO MANOR PARK *VICTORIAN COTTAGE *TWO DOUBLE BEDROOMS *DOWNSTAIRS WC * 22'8 x 11'2 KITCHEN/DINER *CHAIN FREE

We are presenting for sale CHAIN FREE an opportunity to buy a very spacious two double bedroom Victorian Cottage in this popular residential road near to Manor Park Primary and Sutton Grammar.

Offered to the market in good decorative order and with added benefit of a downstairs wc, the standout feature of this property is a 22'8 x 11'2 kitchen/diner with a super range of units and appliances and wood flooring, with patio doors leading onto your 30'0 West facing garden.

Both bedrooms on the first floor are excellent: 13'4 x 11'2 and 14'1 x 12'0 all complimented by a first floor bathroom. The property has double glazing and gas central heating and decorated in neutral colours.

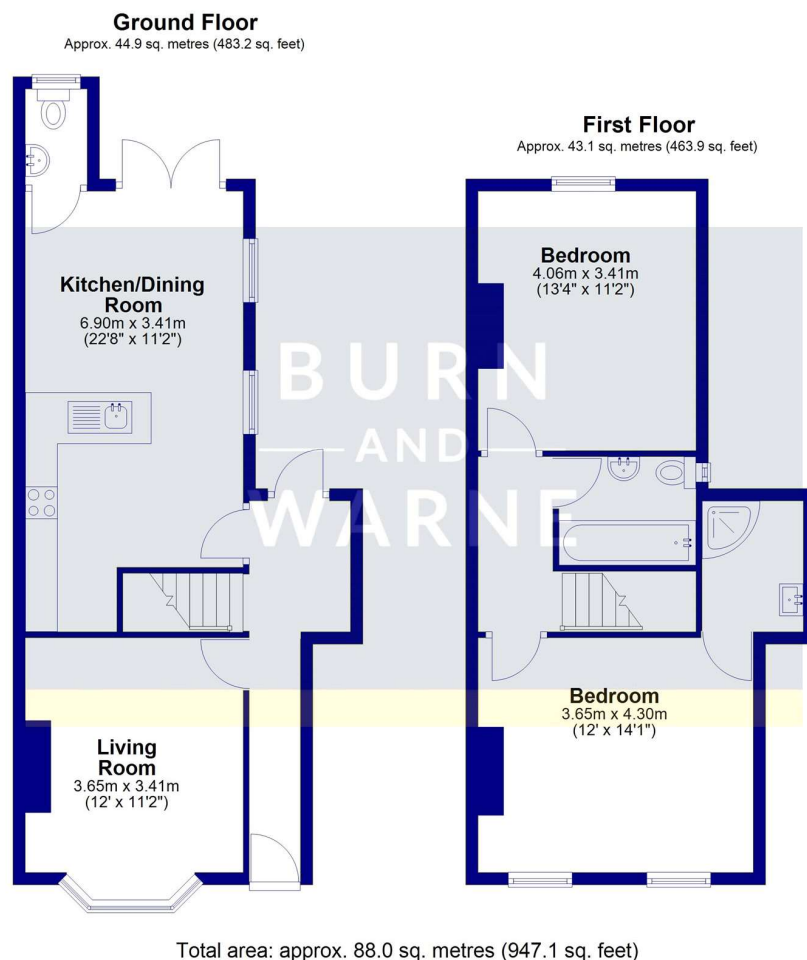
Viewing

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

Telephone: 020 8642 1234.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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