



Three Bedroom Semi-Detached House wth garage & offered with no chain.

Myrtle Road, Sutton, SM1 4BX, £580,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
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burnandwarne.co.uk

BURN AND WARNE• Three Double Bedrooms
• Garage & Driveway • Close to Manor Park & Sutton Grammar Schools • Chain Free
• Spacious 15'9 x 12'10 Kitchen/Diner
• Downstairs WC

Burn And Warne are delighted to offer for sale this chain-free, uniquely styled three double bedroom end of terrace home, boasting the rare benefit of a garage and private driveway – a true asset in this sought-after location.

Superbly positioned just moments from Sutton train station, Manor Park, and highly regarded Sutton Grammar Schools, the property combines convenience with generous living space throughout.

Accommodation comprises:

Welcoming entrance hall with a downstairs WC

14'9 x 10'4 living room

Impressive and contemporary 15'9 x 12'10 kitchen/diner, featuring bi-fold doors that open out to a West-facing garden

A useful 14'9 x 8'2 integral garage

Upstairs, you'll find:

A 16'1 x 12'10 master bedroom

Two further spacious doubles at 11'10 x 10'4 and 11'10 x 8'0

A modern family bathroom

Further benefits include gas central heating, double glazing, and the advantage of being sold with no onward chain.

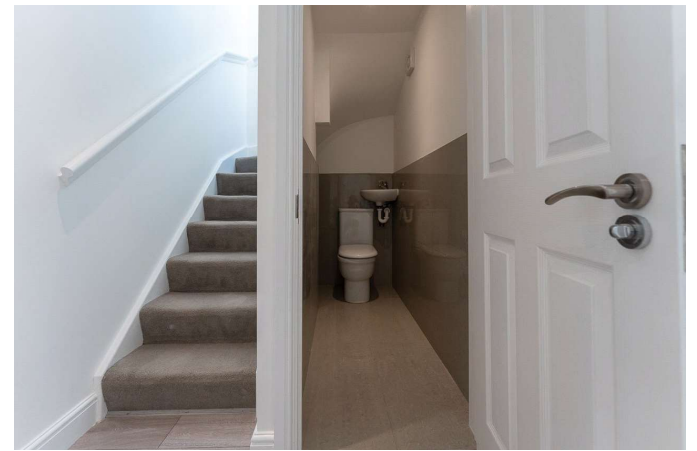
An ideal family home in a prime location – early viewing is highly recommended.

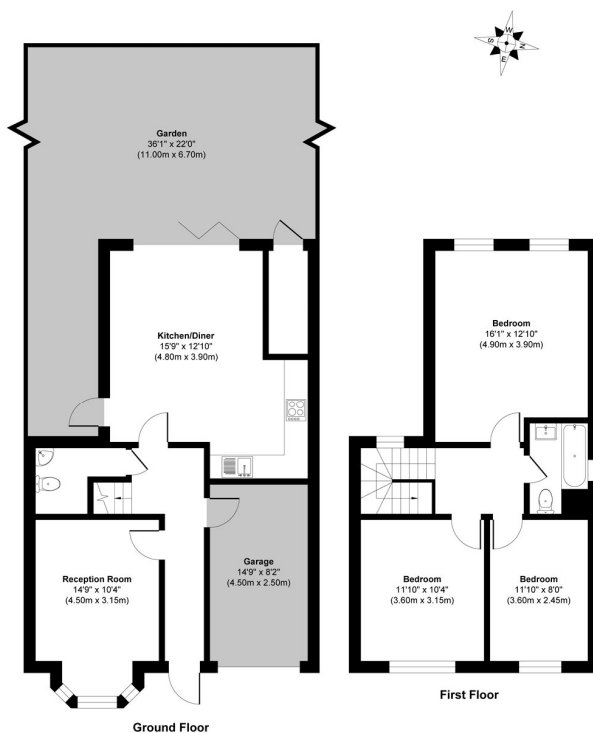
Viewing

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

Telephone: 020 8642 1234.







Myrtle Road, Sutton, SM1
Approx. Gross Internal Area 1,115 sq. ft / 103.60 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.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	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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