



CHAIN FREE 4 Double Bedroom Detached House on Chiltern Road SM2

Chiltern Road, Sutton, SM2 5QY, £975,000 Freehold

BURN – AND – WARNE

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***DETACHED HOUSE *SOUTH SUTTON *4
BEDROOMS *DOUBLE GARAGE & OFF-STREET
PARKING *3 RECEPTION ROOMS *97FT REAR
GARDEN *SOUTH SUTTON LOCATION *CLOSE
TO OUTSTANDING SCHOOLS *TWO BATHS**

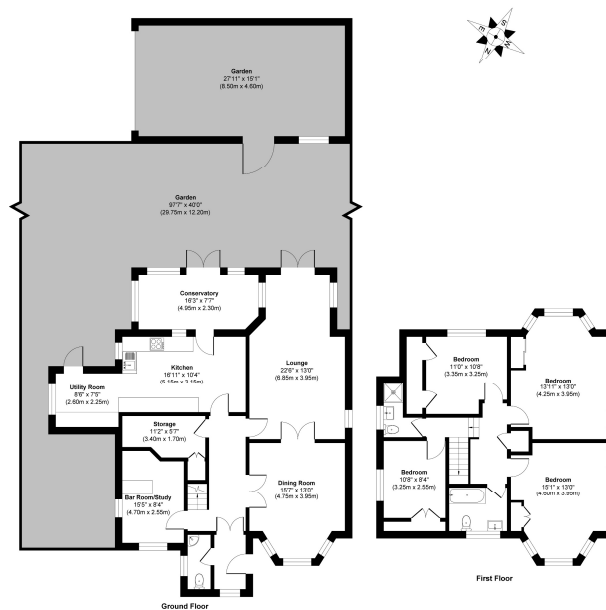
This well presented four-bedroom detached home occupies a prime position within a highly desirable residential road. Designed to offer refined modern living, the property provides generous and well-appointed accommodation, complemented by an impressive double garage and ample driveway parking. Internally, the home features, elegantly proportioned rooms ideal for both relaxed family living and entertaining. The 97ft rear landscaped gardens offers a private space. Perfectly positioned for families, the property is within easy reach of reputable local schools and excellent transport links back into London from Sutton & Belmont Stations. Families will appreciate the superb schooling nearby. The highly regarded Devonshire Primary School lies just approx. 0.5 miles, Harris Academy, Overton Grange & The Avenue. The classic accommodation provides plenty of living space and further scope to extend if required. The ground floor provides three reception rooms 22'6 x 13'0 lounge, 15'7 x 15'13 dining room, a 15'5 x 8'4 Study/Bar and a 16'11 x 10'4 kitchen. Upstairs you have four double bedrooms, a family bathroom and an additional shower room. Additional benefits include gas central heating, double glazing and OFFERED WITH ONWARD CHAIN

Viewing

All viewings will be accompanied and are strictly by







Chiltern Road, Sutton, SM2
Approx. Gross Internal Area 2,000 sq. ft / 185.79 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.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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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