



A No Onward Chain Property ,Central Sutton Location with Fantastic Schools

Brandon Road, Sutton, SM1 1RP, £425,000 Offers Over Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
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About this property

NO ONWARD CHAIN* 2 DOUBLE BEDROOM VICTORIAN SEMI-DETACHED FAMILY HOME* GREAT LOCATION FOR SCHOOLS AND TRANSPORT LINKS* GREAT AREA FOR FAMILIES* SUTTON A STONES THROW AWAY*

This is a fantastic opportunity to acquire a charming Victorian two double bedroom semi-detached family home, ideally positioned in one of Sutton's most sought-after residential locations.

Situated just a stone's throw from Sutton High Street, the property benefits from a vibrant array of shops, cafés, restaurants, and local amenities. Excellent transport links are close at hand, with Sutton train stations only minutes away, offering fast and frequent services into London and beyond. The home provides well-balanced and well-presented living accommodation, comprising:

- Two separate reception rooms
- A well-appointed kitchen

Upstairs, the property features:

- Two generously sized double bedrooms
- A family bathroom

To the rear, there is a lovely private garden, ideal for outdoor relaxation and entertaining.

This attractive period home is perfectly suited to growing families and is conveniently located close to a range of highly regarded schools, including Manor Park Primary, Benhilton Primary, Greenshaw High School, and the prestigious Sutton Grammar School.

Transport links

- West Sutton Station 0.5 miles
- Sutton (Surrey) Station 0.5 miles
- Sutton Common Station 0.9 miles

Local schools

Manor Park Primary Academy 0.4 miles

Sutton Grammar School 0.3 miles

All Saints Benhilton C of E Primary School 0.4 miles

Greenshaw High School 0.7 miles

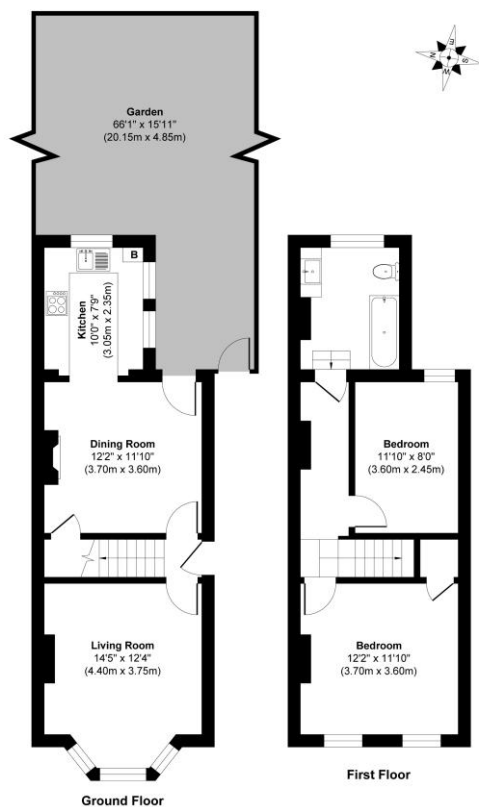
Viewing

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

Telephone: 020 8642 1234.







Brandon Rd, Sutton SM1
Approx. Gross Internal Area 856 sq. ft / 79.54 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, miss-statement or use of data show.
Plan produced by AR Net Media-www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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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