



A spacious four bedroom end of terraced townhouse with generous garden

St. James Road, Sutton, SM1 2BB, £580,000 Freehold

BURN – AND – WARNE

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Burn And Warne – A competitively priced four-bedroom end-of-terrace townhouse occupying a generous plot, featuring a larger-than-average west-facing garden (approx. 45'0 x 27'0). Ideally situated close to Sutton High School, Homefield Preparatory School, and Sutton railway station.

The Property-This spacious four-bedroom end-of-terrace townhouse offers versatile accommodation arranged over three floors, complemented by an impressive rear garden and driveway parking.

Ground Floor: Modern kitchen/diner – 13'11 x 11'2
Guest/annexe bedroom – 15'9 x 7'10 En-suite shower room Ideal for guests, independent living, or home office use.

First Floor: Exceptional L-shaped lounge/diner spanning the entire floor – 26'5 x 13'9 A bright and airy living space, perfect for entertaining and family living.

Second Floor Bedroom One – 13'9 x 9'2 Bedroom Two – 10'8 x 7'5 Bedroom Three – 10'10 x 6'1 Separate family bathroom

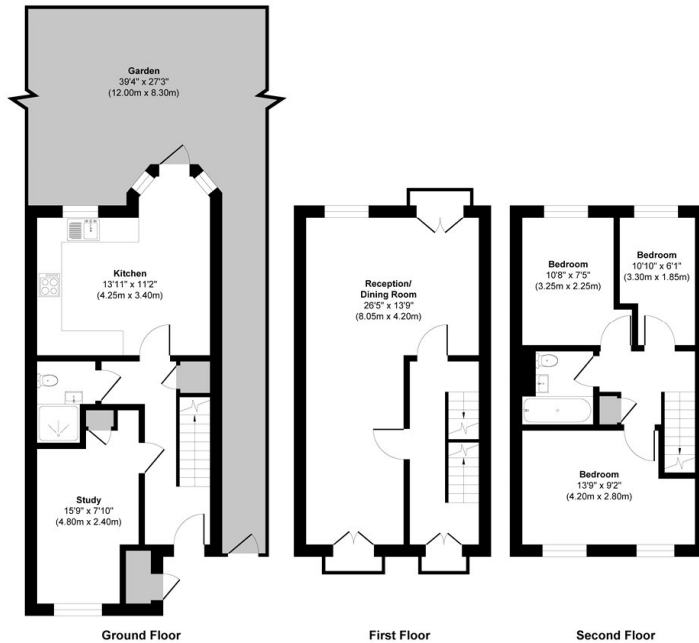
Outside: Driveway parking Side access Larger-than-average west-facing rear garden (approx. 40'0 x 27'0)

Key Features: Ground floor annexe/guest bedroom with en-suite
Double glazing
Newly installed modern electric heating
Driveway parking
Generous west-facing garden

Location: Conveniently positioned for Sutton railway station, Sutton High Street amenities, Sutton High School, and Homefield Preparatory School, making it ideal for commuters and families alike.

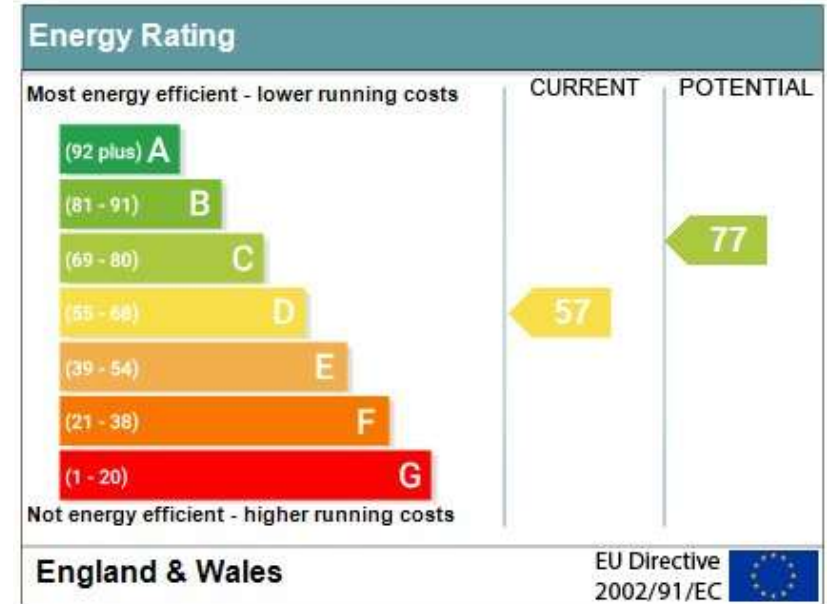






St James' Road, Sutton SM1
Approx. Gross Internal Area 1165 sq. ft / 108.24 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes 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.arnetmedia.uk

Address: 19 St. James Road, SUTTON, SM1 2BB
RRN: 0380-2023-5520-2296-8925



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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