



A substantial four bedroom Edwardian house close to Sutton Grammar & Manor Park

Lenham Road, Sutton, SM1 4BG, £600,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

BURN AND WARNE *EDWARDIAN TERRACED
HOUSE *FOUR GOOD SIZED BEDROOMS
*THREE RECEPTION ROOMS *TWO
BATH/SHOWER ROOMS *50'0 REAR GARDEN
*CHAIN FREE

Ideally Located for Sutton Grammar and Manor
Park Primary – Spacious Edwardian Four-Bedroom
Home

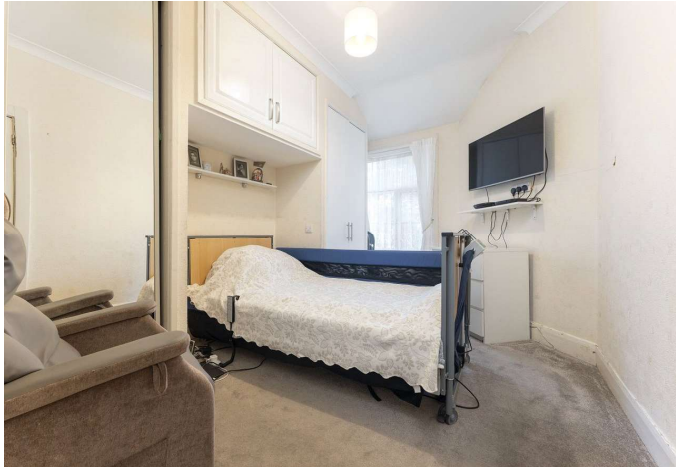
Situated in a highly convenient location close to
Sutton High Street and mainline train station, we
are delighted to present for sale this substantial
four-bedroom Edwardian terraced house, ideal for
families seeking both space and accessibility.

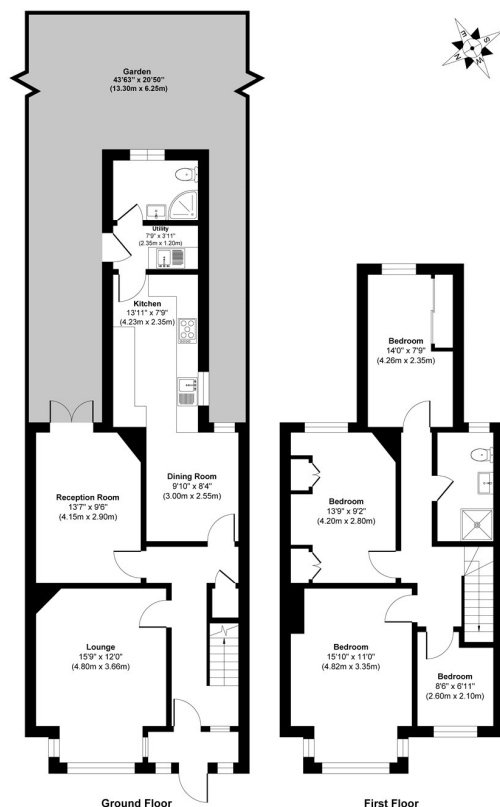
Offering approximately 1,300 sq. ft. of well-arranged
accommodation across two floors, this characterful
home boasts generous room sizes throughout.

Viewing

All viewings will be accompanied and are strictly by
prior arrangement through Burn And Warne Office.
Telephone: 020 8642 1234.







Lenham Rd, Sutton SM1
Approx. Gross Internal Area 1259sq ft / 117sq 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.uk

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



BURN-AND-WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk