



A stunning three bedroom semi detached with beautiful gardens and summer

Glenthorne Close, Sutton, SM3 9NN, £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 & Warne – A Fantastic Opportunity

An exceptional opportunity to acquire this beautifully presented three-bedroom semi-detached family home, boasting a stunning interior, an impressive 86' south-facing landscaped garden, and a newly constructed contemporary garden office.

The Property-Ideally situated close to Glenthorne School, this superb home has been modernised to an excellent standard by the current owners and offers further potential to extend (subject to the usual consents), making it perfectly suited for modern family living.

The ground floor features a spacious 15'11 x 12'8 living room and an outstanding 19'0 x 12'10 kitchen/diner to the rear. The kitchen is fitted with an extensive range of units, integrated appliances, and Quartz work surfaces. Bi-fold doors open seamlessly onto the beautifully landscaped 86' south-facing garden, complete with a generous patio area and a covered veranda with electric blinds — ideal for entertaining and outdoor dining. Upstairs, there are three well-proportioned bedrooms, a stylish modern family bathroom, and a separate WC. Outside-To the front, the property benefits from off-road parking for two vehicles and an attached garage. Rear Garden- A true highlight of the home, the 86' south-facing garden offers a large patio area, covered veranda, and a superb 16'7 garden office (built in 2021) with power, lighting, and internet connection — perfectly suited for home working.

Key Features

Three bedrooms

19'0 x 12'10 kitchen/diner

Off-road parking & garage

86' landscaped south-facing garden

16'7 garden office

Gas central heating

Double glazing

Location- Within easy reach of Glenthorne School and Sutton Common train station and local transport to Morden







Glenthorne Ct, Sutton SM3
Approx. Gross Internal Area 1023sq ft / 95sq 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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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