



A superbly presented modernised three bedroom terraced house

Grennell Road, Sutton, Surrey, SM1 3DW, GUIDE PRICE £480,000-£500,000 Freehold

BURN – AND – WARNE

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GUIDE PRICE £480,000 - £500,000 BURN AND WARNE *THREE BEDROOMS *BEAUTIFULLY PRESENTED *OFF ROAD PARKING *30'0 REAR GARDEN *15'5 X 12'0 LIVING ROOM *15'0 X 12'2 KITCHEN/DINER *GAS CENTRAL HEATING

A superbly presented three-bedroom terraced house, completely refurbished close to excellent local schools (Greenshaw) and Sutton Common rail station.

The accommodation includes a 15'3 x 12'0 living room, a luxury modern 15'7 x 12'2 kitchen/dining room, three bedrooms and a luxury fitted family bathroom.

Key Features

- * Three Bedrooms
- * Off Street Parking
- * 30FT Rear Garden
- * Gas Central Heating
- * Modern Condition
- * Close to local schools

The property is well located to local schools, including Greenshaw, Sutton Grammar and All Saints Primary. The property is within walking distance to Sutton local Transport links, including Sutton mainline, Sutton Common & local bus routes to Morden Tube Station.

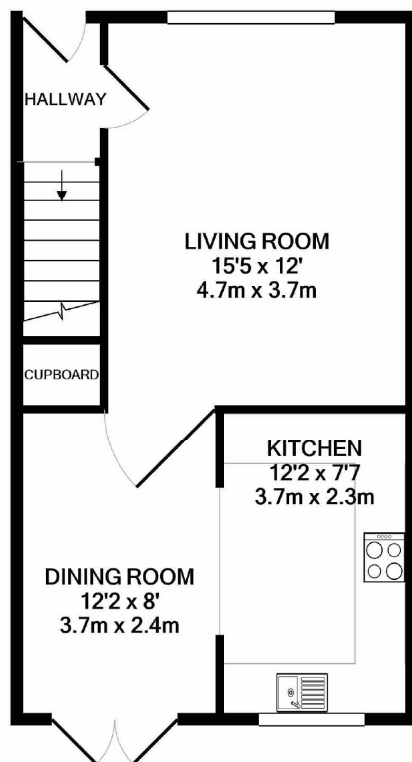
Additional benefits include, double glazing, gas central heating, and off street parking.

Viewing

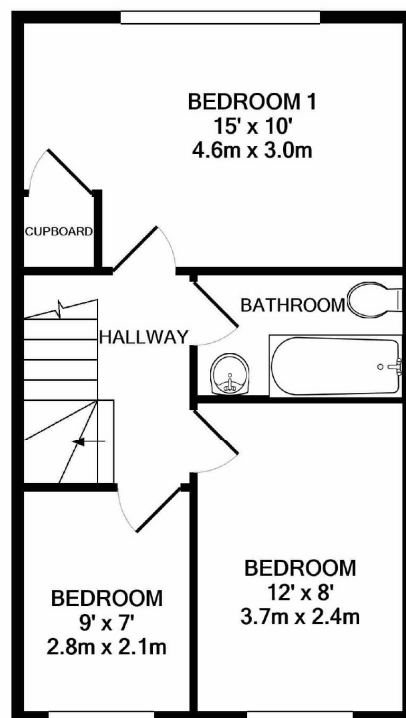
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne





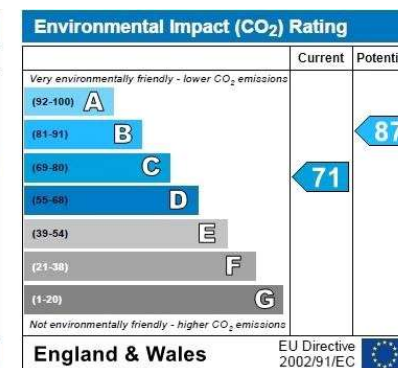
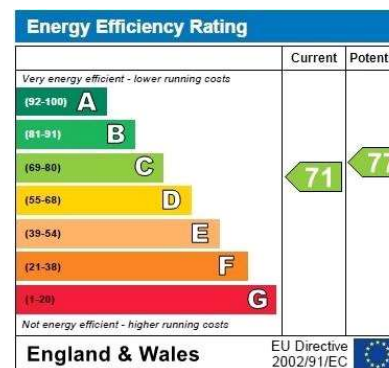


GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)
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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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