



A chain free extended three/four bedroom semi with separate Annex/Summer Hse

Robin Hood Lane, Sutton, SM1 2RN, £700,000 Freehold

BURN – AND – WARNE

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Burn And Warne – An opportunity to purchase a chain-free extended three/four bedroom semi-detached family home with a 22'4" annex/summer house, ideally located close to local amenities.

The Property-Tucked away in a small cul-de-sac of just two properties, close to Sutton High Street, the train station and Sutton High School, this extended three/four bedroom semi-detached home also benefits from a 22'4" x 12'6" annex/summer house complete with a bathroom and kitchenette.

The main house has been extended on the ground floor to provide excellent living accommodation including:

- 15'11" x 11'6" living room
- 12'6" x 11'6" dining room/bedroom four with an adjoining four-piece ground floor bathroom suite
- 17'5" x 7'10" fitted kitchen with adjoining 12'6" x 9'8" breakfast room
- Separate 30'10" utility room

The first floor offers three bedrooms measuring:

- 15'11" x 10'6"
- 12'8" x 10'6"
- 7'8" x 7'3"

There is also an additional family bathroom.

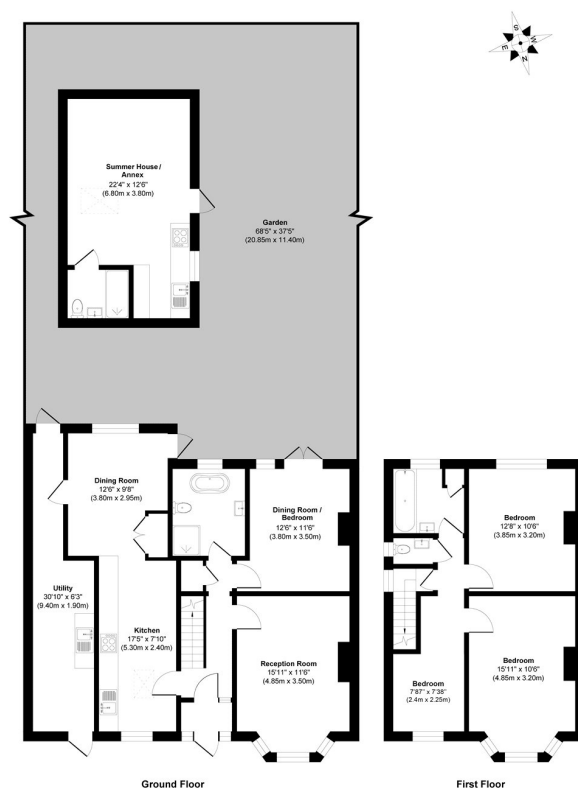
Outside-The property features a delightful landscaped 68' south-facing garden with a unique 22'4" x 12'6" timber-framed summer house, which could easily be used as an annex or home office. To the front, there is driveway parking for several vehicles.

Key Features |Chain free | Gas central heating |Double glazing
| 68' south-facing garden |22'4" x 12'6" summer house/annex
|Two bathrooms | Extended kitchen/breakfast room |
Off-road parking

Location- Situated in a small cul-de-sac of just two properties within walking distance of Sutton High School and Robin Hood Junior School. Sutton train station and the High Street are also easily accessible.







Robin Hood Lane, Sutton SM1
Approx. Gross Internal Area 1712 sq. ft / 159.08 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.ar-netmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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.



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