



**\*NO CHAIN\*DETACHED\* NEW BUILD WARRENTY\* FOUR GOODSIZED BEDROOMS\***

Upland Road, Sutton, SM2 5JE, £1,290,000 Freehold

**BURN – AND – WARNE**

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**About this property**

No onward chain. A rare opportunity to acquire this contemporary detached family home, enviably positioned on a sought-after tree-lined road in South Sutton. Offering spacious and versatile accommodation across four floors, this stunning residence has been finished to an exceptional specification throughout and is ideal for modern family living.

**The Property**

From the moment you step into the entrance hall, the quality of this home is immediately apparent. Double doors lead to the elegant front reception room, alongside a separate study. The heart of the home is the impressive open-plan kitchen, dining and family space, flooded with natural light from a ceiling lantern and bi-folding doors opening onto the paved patio. The kitchen features an extensive range of high-gloss wall and base units, a large central island with integrated Neff induction hob and downdraft extractor, and premium finishes including:

- Porcelanosa tiling
- Integrated Neff appliances, underfloor heating throughout
- Roca sanitary ware

The expansive lower ground floor provides exceptional additional living space, including a cloakroom, utility room, and a substantial reception/family room with bi-fold doors and direct garden access—ideal for entertaining or multi-generational living.

Across the first and second floors are four generously sized bedrooms and a contemporary family bathroom. The principal and second bedrooms benefit from luxurious en-suite facilities finished to a superb standard.

**Outside**

To the front, a block-paved driveway provides ample off-street parking.

The beautifully landscaped rear garden has been thoughtfully designed to create versatile recreational space for the whole family, seamlessly extending the indoor living area outdoors.

**Location**

Situated in one of South Sutton’s most desirable residential roads, this home is ideally positioned for highly regarded school

**Viewing**

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







Upland Road, Sutton SM2  
Approx. Gross Internal Area 2,807 sq. ft / 260.79 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 AIR Net Media-[www.airnetmedia.uk](http://www.airnetmedia.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 88 B    | 88 B      |
| 69-80 | 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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