



A chain free 1930's 3 bed semi on a large plot with space to extend

Rosehill Gardens, Sutton, SM1 3JZ, £700,000 to £725'000 Freehold

BURN – AND – WARNE

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Guide Price £700'000 to £725'000 Burn And Warne –
Chain Free Opportunity

An excellent opportunity to purchase this spacious 1930s three-bedroom semi-detached home, offered chain free, with superb potential for side and rear extensions (subject to planning). Ideally located in a popular residential area close to Greenshaw School, the property sits on a generous plot and offers well-proportioned accommodation throughout.

The Property- This elegant 1930s home is situated in sought-after Rosehill Gardens and features a generous 83-ft rear garden, providing plenty of outdoor space and further scope for extension.

The ground floor offers particularly large room sizes, including:

16'1 x 14'3 living room

13'5 x 11'2 dining room

10'2 x 9'2 breakfast room

13'2 x 9'2 modern fitted kitchen with an excellent range of units, quartz worktops and integrated appliances
Additional benefits include a ground floor WC.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all larger than many comparable homes: Bedroom 1: 16'1 x 13'3 Bedroom 2: 13'5 x 11'4

Bedroom 3: 10'0 x 9'4

These are complemented by a first-floor family bathroom.

Outside- The property enjoys a generous rear garden measuring approximately 83'0 x 32'0, ideal for families and outdoor entertaining. To the side is an 18'1 x 8'0 detached garage, along with a front garden and driveway providing off-street parking.

Key Features| Three reception rooms | Modern 13'2 fitted kitchen | Downstairs WC | Gas central heating | Double glazing

| First-floor family bathroom | Approx. 83-ft rear garden

| Excellent potential for side and rear extensions (STPP)

Location-Conveniently located within easy reach of Greenshaw School, All Saints Primary School, and Sutton Common railway station. The property also benefits from good transport links,







Rosehill Gardens, Sutton SM1
Approx. Gross Internal Area 1302sq ft / 121sq 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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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