



NO CHAIN* TWO DOUBLE BEDROOM* SEMI-DETACHED* CLOSE TO TRAIN STATIONS

Sutton Common Road, Sutton, SM1 3HY, £475,000 Freehold

BURN – AND – WARNE

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What an opportunity this is! Situated on the ever-popular Sutton Common Road, this charming two double bedroom semi-detached family home offers fantastic potential for buyers looking to put their own stamp on a property. This appealing home is a true blank canvas and requires some modernisation, making it ideal for those seeking to create their perfect living space. The ground floor accommodation comprises two generously sized reception rooms, a kitchen, and a conservatory overlooking the garden. Upstairs, the property continues to impress with two well-proportioned double bedrooms and a family bathroom. Externally, the home benefits from a patio rear garden with rear access leading to a garage, while the front offers a paved driveway providing off-street parking.

Key Features:

- No onward chain
- Two double bedrooms
- Semi-detached family home
- Two spacious reception rooms
- Conservatory
- Private rear garden with garage access
- Off-street parking via driveway
- Excellent transport links
- Close to highly regarded schools
- Extension Potential (subject to Planning)

The property is perfectly positioned for families; the property is within close proximity to well-regarded local schools including:

All Saints Benilton C of E Primary School,
Westbourne Primary School,
Glenthorne High School
Abbey Primary School.

For commuters, the location is equally convenient, with Sutton Common railway station 0.0 Miles
West Sutton railway station 0.7 miles
St Helier railway station 1 mile

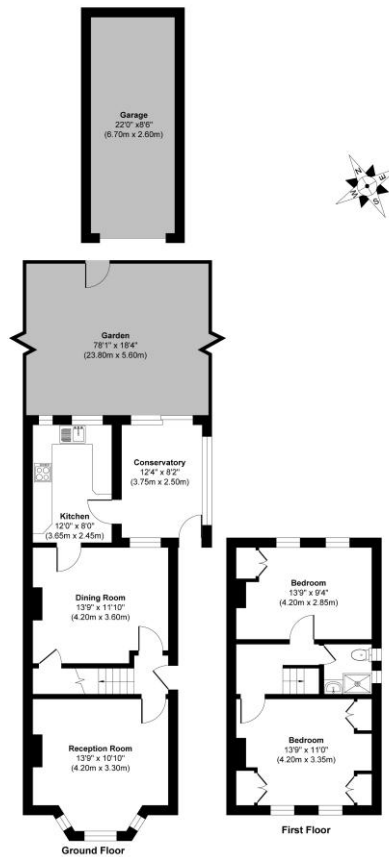
There are excellent bus links, including a hopper service right on your doorstep, making travelling into the City simple and efficient.

Viewing

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







Sutton Common Road, Sutton, SM1
Approx. Gross Internal Area 953 sq. ft / 88.51 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.co.uk

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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