



Stunning Extended 3/4 Bedroom Semi-Detached Townhouse with Parking

Northpoint Close, Sutton, SM1 3SQ, £650,000 Freehold

BURN – AND – WARNE

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A stunning extended spacious 3/4 four-bedroom townhouse, thoughtfully extended and presented in very good condition throughout. The property offers versatile living accommodation, ideal for families or those seeking additional space, with well-proportioned rooms and a modern finish. Situated in a convenient and well-connected part of Sutton, this property benefits from easy access to local amenities, green spaces, and the town centre, offering a great balance of suburban comfort and urban convenience.

Excellent transport connections nearby, including Sutton Mainline Station, Sutton Common Station providing regular services into Central London. Multiple bus routes also serve the area, making commuting and travel straightforward.

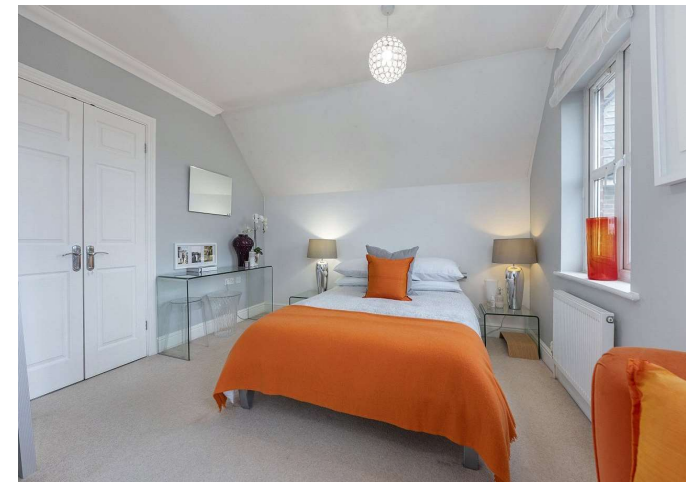
The property is well-positioned for a range of highly regarded schools, including Sutton Grammar School, All Saints Primary making it an ideal choice for families.

Additional benefits include a 36'3 x 15'11 Open Plan Kitchen/Dining room, with a separate reception area, with sliding doors to a landscaped 22'2 19'8 rear garden. The property also benefits from multiple bathroom arrangements, parking, gas central heating & double glazing.

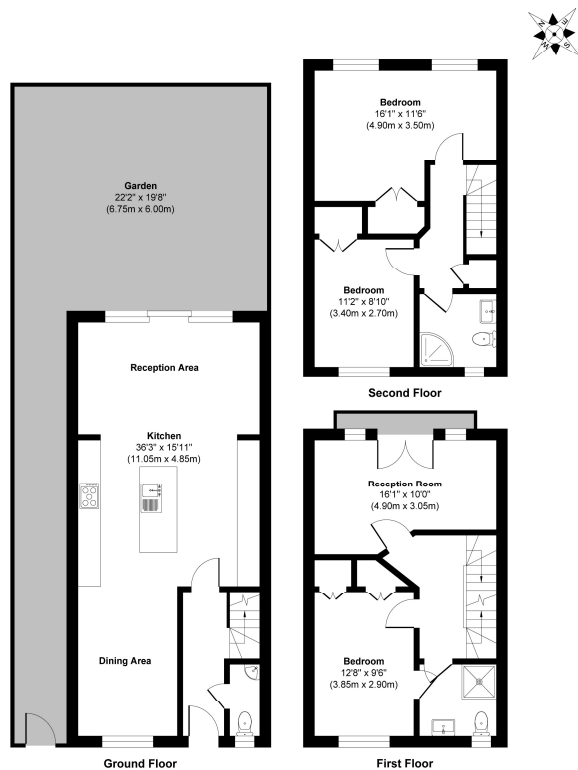
Viewing

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

Telephone: 020 8642 1234.







Northpoint Close, Sutton SM1
 Approx. Gross Internal Area 1,402 sq. ft / 130.22 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

Score	Energy rating	Current	Potential
92+	A	78 C	82 B
81-91	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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