



Two Bedroom Extended Victorian Cottage located within walking distance to Sutton amenities

Morland Road, Sutton, SM1 4RP, £500,000 Freehold

BURN – AND – WARNE

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This well-presented Victorian Cottage offers a fantastic opportunity for buyers seeking a comfortable and conveniently located home. Situated in a desirable residential area, Morland Road benefits from excellent access to local amenities, reputable schools, and strong transport connections.

The property features a 14'11 x 14'1 spacious and bright living area, ideal for both relaxing and entertaining. The extended kitchen/dining room is modern and functional, with ample storage and workspace, in addition with a separate W/C.

Upstairs the property benefits from an impressive 14'1 x 11'8 Bedroom 1, a 14'5 x 7'10 Bedroom and a luxury four-piece bathroom suite.

The area is well served by several highly regarded schools, including Manor Park Primary School, Sutton Grammar School, and Nonsuch High School for Girls, making it an ideal choice for families.

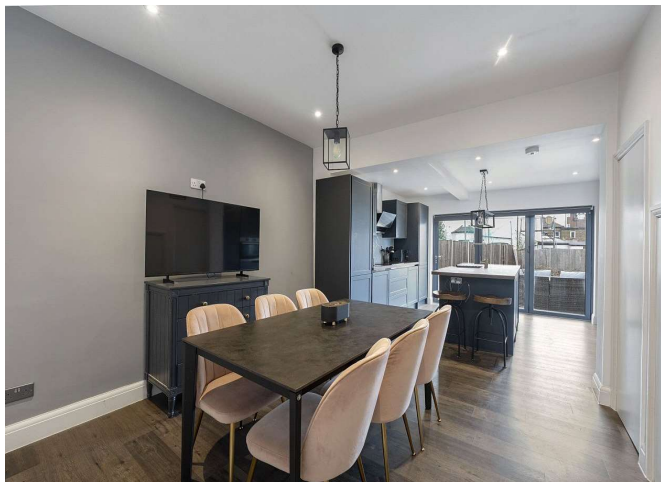
Excellent transport links are available nearby, with Sutton Railway Station and West Sutton Railway Station providing regular services into London Victoria, London Bridge & Thameslink. Numerous local bus routes also offer convenient connections to surrounding areas, including Morden Tube Station

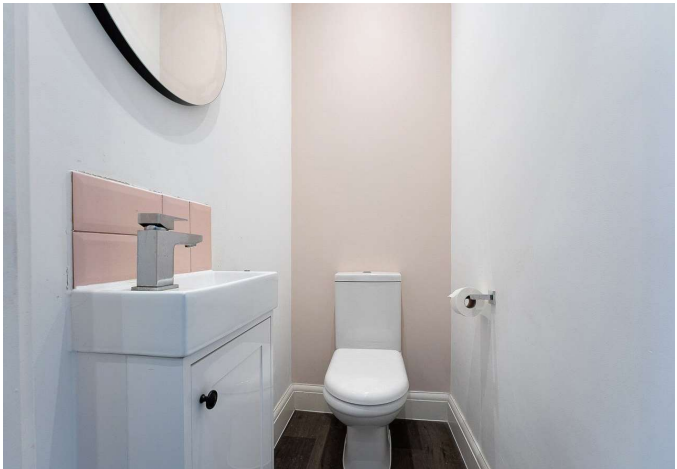
Located within easy reach of shops, parks, and public transport, this home combines practicality with a welcoming atmosphere.

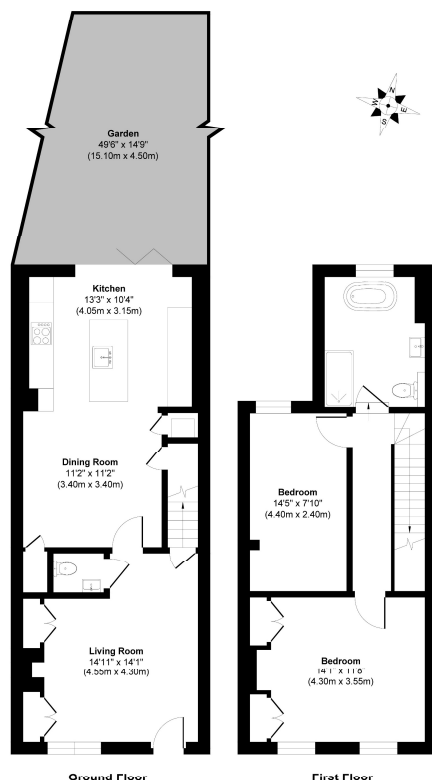
Viewing

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

Telephone: 020 8642 1234.







Morland Road, Sutton, SM1
Approx. Gross Internal Area 986 sq. ft / 91.58 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 shown.
Plan produced by AR Net Media-www.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 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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