



Ground Floor Two Bedroom Maisonette own private rear garden with share of freehold.

Chilworth Gardens, Sutton, SM1 3SP, GUIDE PRICE £325,000 TO £350,000 Share of Freehold

BURN – AND – WARNE

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**** GUIDE PRICE £325,000 TO £350,000 ****

***GROUND FLOOR *TWO BEDROOMS *PRIVATE REAR GARDEN *GARAGE *SHARE OF FREEHOLD *GAS CENTRAL HEATING *NO ONWARD CHAIN.**

Situated within a sought-after residential development, this well-presented two-bedroom ground floor

maisonette WITH OWN PRIVATE REAR GARDEN

The accommodation comprises a 15'1 x 10'6 living room, a 13'11 x 7'3 well-appointed kitchen featuring ample storage and workspace.

The property benefits from two generously sized bedrooms, providing comfortable living space, and a contemporary bathroom finished to a good standard.

A particular highlight of the home is a 26'3 x 23'8 private rear garden, offering a peaceful outdoor space ideal for relaxing, entertaining, or family use. The property is offered to the market with NO ONWARD CHAIN.

Ideally located, Chilworth Gardens offers excellent access to local amenities, including shops, restaurants, and with Sutton town centre within easy reach. The area is well served by a selection of highly regarded schools including All Saints Primary, Greenshaw and Sutton Grammar, making it attractive for families.

For commuters, there are convenient transport links, including nearby rail services including Sutton Common, West Sutton providing direct access into Central London, as well as local bus routes connecting to Morden Tube Station and surrounding areas.

Additional benefits include, Share of Freehold, 132-year lease, garage, on street parking, double glazing and gas central heating.

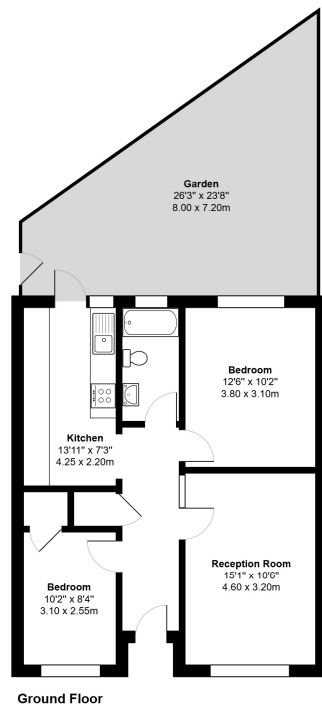
Viewing

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

Telephone: 020 8642 1234.







Chilworth Gardens, Sutton, SM1
 Approx. Gross Internal Area 628sq ft / 58.3sq meters

Neither energy ratings nor data made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omissions, misstatements or use of data shown.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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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