



A SIMPLY STUNNING DETACHED FAMILY HOME* FOUR BEDROOMS* TWO BATHROOMS*

Chiltern Road, Sutton, SM2 5RD, £1,100,000 Freehold

BURN – AND – WARNE

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About this property

COULD THIS BE YOUR DREAM HOME?

Set within the highly desirable and affluent South Sutton area, this exceptional mock Tudor four-bedroom detached family home offers a perfect blend of character, space, and contemporary living.

Beautifully presented and thoughtfully designed throughout, this is a home that truly stands out.

Accommodation- The ground floor provides versatile and spacious accommodation, including a welcoming cloakroom, elegant 16'6 x 12'0 living room, dedicated study, and a private gym.

At the heart of the home is a stunning 26'9 x 23'0 open-plan kitchen/dining and family area, cleverly designed for modern living and entertaining. This impressive space features bi-folding doors that open seamlessly onto the garden, as well as a separate utility room with access to a convenient bike garage. Upstairs, you will find four generously sized double bedrooms, including a superb principal bedroom with its own en-suite. A stylish family bathroom and separate WC complete the first floor. Externally, the property continues to impress. The rear garden enjoys a 116'7 x 41'7 sunny south-facing aspect and features a large sandstone patio, complete with a contemporary metal pergola with louvered slats—ideal for controlling light and shade. Steps lead up to a beautifully maintained lawn area, perfect for families and outdoor entertaining. To the front, a spacious driveway provides off-street parking for up to four vehicles. For commuters, the property is ideally positioned within easy reach of multiple train stations and local bus routes, offering convenient access into London and surrounding areas.

Local Schools:

The Avenue Primary Academy (Ages 3–11)

Barrow Hedges Primary School (Ages 3–11)

Harris Academy Sutton (Ages 11–19)

Seaton House School (Ages 2–11, Independent)

Devonshire Primary School (Ages 3–11)

Transport Links:

Belmont Station – approx. 0.5 miles

Sutton (Surrey) Station – approx. 0.9 miles

Carshalton Beeches Station – approx. 1.0 mile

EPC Rating: C

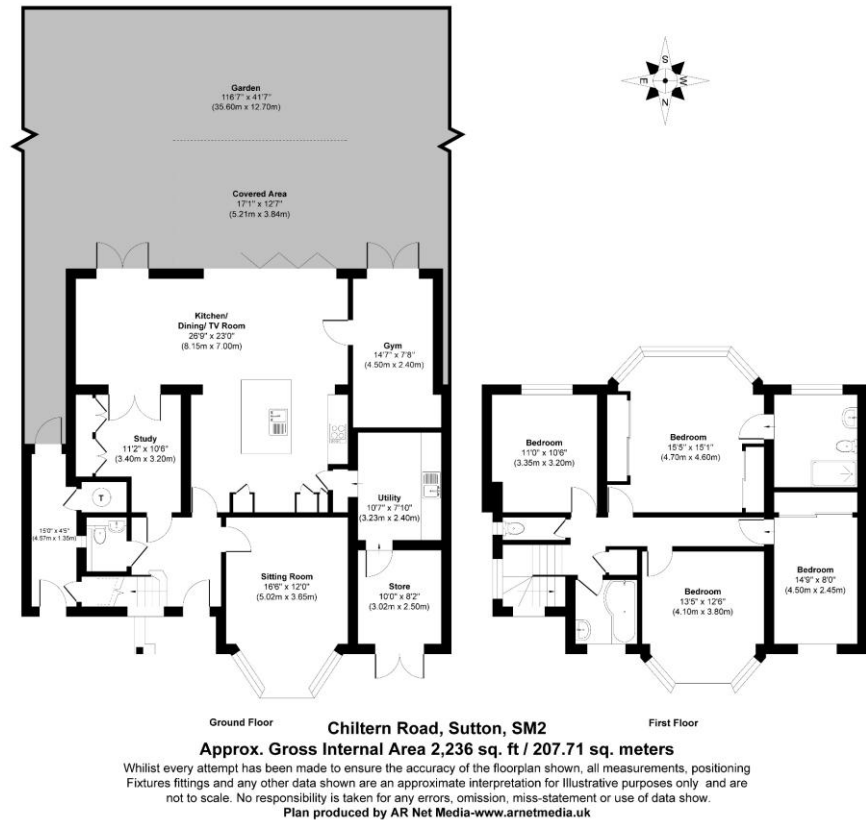
Council Tax Band: G

Viewing

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







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