



Three Bedroom Detached House offering great potential & no onward chain

Norman Road, Sutton, SM1 2TB, £550,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

BURN AND WARNE *DETACHED HOUSE *3 BEDROOMS *IN NEED OF REFURBISHMENT *OFFERING GREAT POTENTIAL *2 RECEPTION ROOMS *GARAGE & OFF-STREET PARKING* GAS CENTRAL HEATING *NO ONWARD CHAIN

Burn and Warne are pleased to offer this 3 BEDROOM DETACHED HOUSE BUILT IN 1933, IN NEED OF FULL REFURBISHMENT, offering great potential to extend (STPP) to make into a wonderful family home.

The property is well situated to Sutton local amenities, local outstanding schools including Homefield Prep 0.4 mile, Cheam High, Robin Hood Infants and Juniors, and within walking distance to West Sutton Station and local bus routes

The unique property offers period features, including wood block parquet flooring and feature fireplaces.

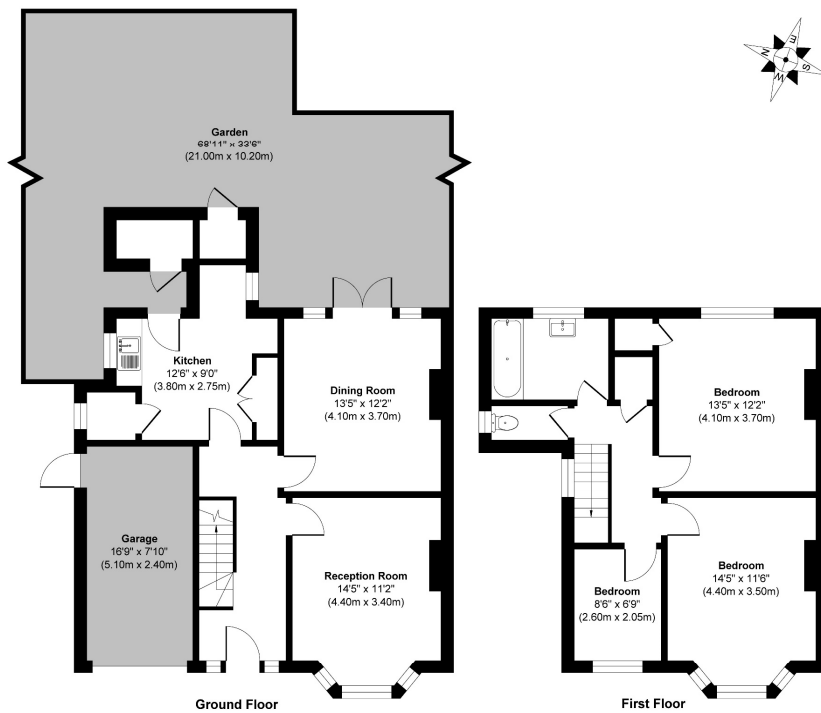
The family accommodation is arranged over 2 floors: the ground floor has a 14'5 x 11'2 living room, 13'5 x 12'2 dining room with doors to the 68ft rear garden, 12'6 x 9'0 kitchen with pantry area.

The first-floor bedroom sizes are excellent: 14'5 x 11'6 bedroom 1, 13'5 x 12'2 bedroom 2, 8'6 x 6'9 bedroom 3 and a fitted bathroom suite.

The property also benefits from gas central heating, a 16'9 x 7'10 garage, off street parking and OFFERED WITH NO ONWARD CHAIN.







Norman Road, Sutton, SM1
Approx. Gross Internal Area 1,186 sq. ft / 110.19 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.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.



BURN-AND-WARNE

Burn & Warne Estate Agents
 Bank House 3 Sutton Court Road
 Sutton Surrey SM1 4SY
 020 8642 1234 sales@burnandwarne.co.uk
 burnandwarne.co.uk