



Charming Victorian Property* Two Spacious Double Bedrooms *Two Bathrooms

Beulah Road, Sutton, SM1 2QG, £425,000 Offer In Excess of Freehold

BURN – AND – WARNE

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About this property

***VICTORIAN HOME *TWO DOUBLE BEDROOMS *
TWO BATHROOMS * GROUND FLOOR CLOAK
ROOM *CLOSE TO SUTTON AMENITIES &
OUTSTANDING SCHOOLS ***

This rarely available 2 double bedroom two-bathroom Victorian family home is located on one of Sutton's most sought-after residential roads, this home is ideal for growing families or professional couples alike.

The ground floor offers a welcoming living room, a generous separate dining room, and a convenient cloakroom/WC. At the heart of the home is a stylish high gloss fitted kitchen, thoughtfully designed to maximize space and light.

Upstairs, you'll find two well-proportioned double bedrooms, with the second bedroom benefitting from a private en-suite shower room. A separate modern family bathroom completes the upper floor.

To the rear, enjoy a beautifully maintained south-facing garden – perfect for entertaining, relaxing or playtime with the children.

Families will appreciate the home's location within catchment for several highly rated schools, including:
Robin Hood Junior School – 0.2 miles,
Westbourne Primary School – 0.46 miles,
Sutton Grammar School – 0.49 miles

Commuters are equally well-served, with both Sutton and West Sutton train stations just a short walk away, offering fast and regular services into Central London. Local bus routes and Sutton town center's array of shops, cafes, and amenities are also right on your doorstep. Viewings Highly recommended!

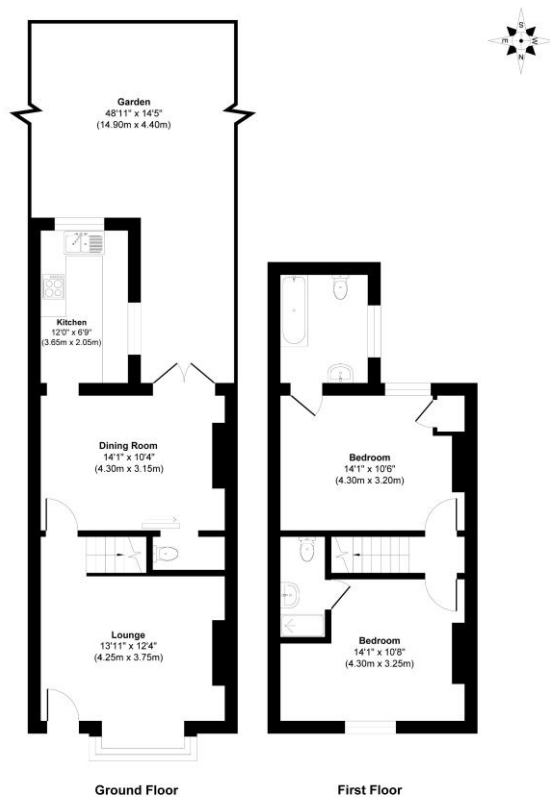
EPC Rating Band D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.







Beulah Rd, Sutton SM1
Approx. Gross Internal Area 876 sq. ft / 81.40 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 show.
Plan produced by AR Net Media-www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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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