



An outstanding three double bedroom semi detached house with space to extend

Grennell Road, Sutton, SM1 3DX, £600,000 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 *CLOSE TO GREENSHAW SCHOOL *THREE DOUBLE BEDROOMS
*EXCEPTIONAL CONDITION *SPACE TO EXTEND TO THE SIDE *LANDSCAPED REAR GARDEN

An Immaculate Modern Home in a Prime Location Near Greenshaw School

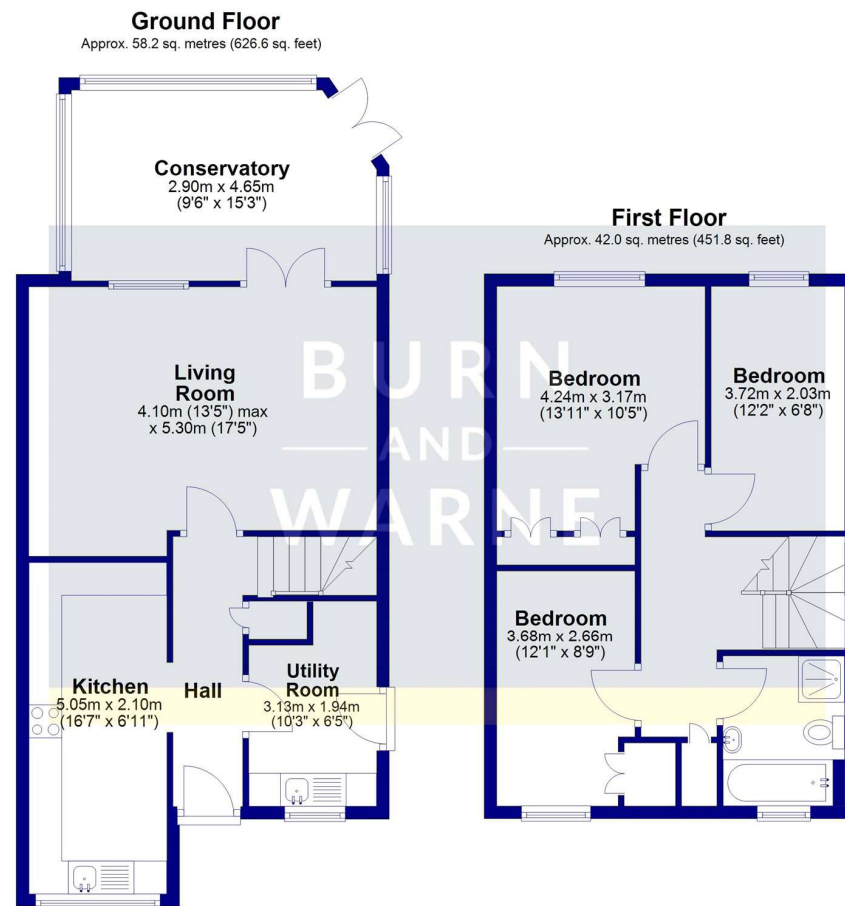
We are delighted to present for sale this outstanding modern home, ideally situated in a sought-after location just a short walk from Greenshaw School. Offered to the market in exceptional condition, the property provides superb accommodation throughout, set on a generous plot.

To the front, a block-paved driveway provides ample parking for multiple vehicles. The rear boasts a beautifully landscaped 40'0 garden, complemented by a spacious side garden that offers excellent potential for further extension (subject to planning permission). The ground floor features a welcoming entrance hall leading to a stunning 16'7 x 6'11 kitchen, fitted with an extensive range of quality units and integrated appliances. This is further enhanced by a separate 10'3 x 6'5 utility room.

To the rear of the home is a bright and spacious 17'5 x 13'5 living room, seamlessly flowing into a stylish 15'3 x 9'6 conservatory that enjoys views over the landscaped garden—perfect for relaxing or entertaining. Upstairs offers three generous double bedrooms measuring: 13'11 x 10'5, 12'1 x 8'9, 12'2 x 6'8 all bedrooms are served by a contemporary four-piece family bathroom, finished to a high standard. Additional features include gas central heating, triple glazing, and tasteful, well-maintained décor throughout—making this a home to be proud of. Located in a desirable residential area with Greenshaw School nearby, this is a fantastic opportunity not to be missed.







Total area: approx. 100.2 sq. metres (1078.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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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