



A chain free three bedroom modern house in South Sutton

Chalcot Close, Sutton, SM2 6SL, £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 – Chain-Free Three Bedroom Home in South Sutton

An excellent opportunity to purchase a modern, chain-free three bedroom terraced house with garage, situated in a popular cul-de-sac location in South Sutton.

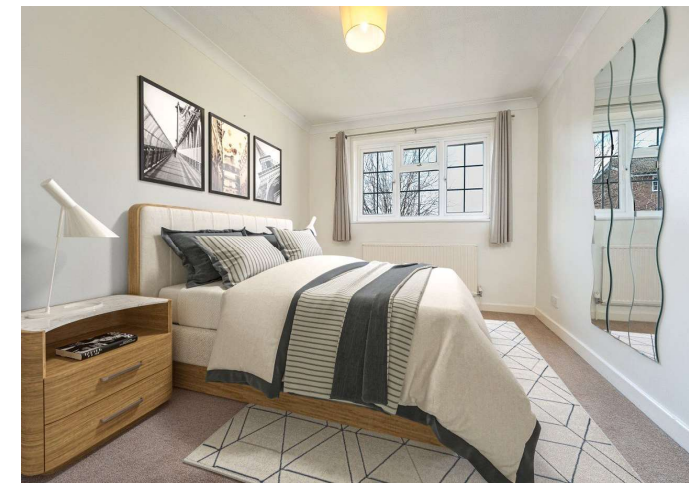
The property features a spacious 25'3 x 12'2 lounge/diner, offering ample room for both relaxing and entertaining, complemented by wood flooring throughout. To the rear is a generous 15'5 conservatory providing additional living space, along with a fitted kitchen measuring 9'10 x 7'8.

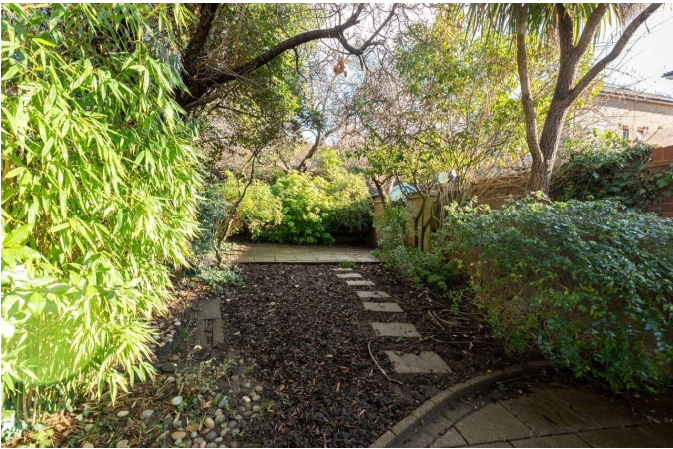
On the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes. Bedroom sizes include 12'11 x 9'6, 9'10 x 9'6 and 9'10 x 6'7. A separate family bathroom completes the accommodation.

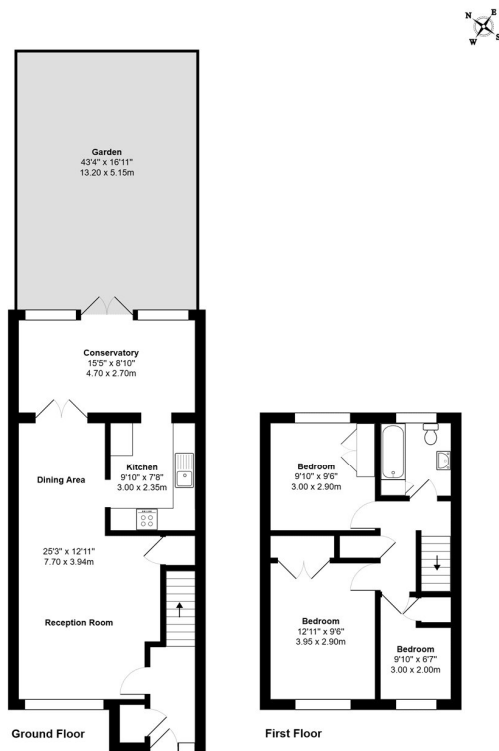
Externally, the property enjoys a good-sized 43'0 rear garden, slightly larger than comparable houses within the development, and a garage located en bloc.

Key Features

- *Chain free
- *Gas central heating
- * Double glazing
- * Wood flooring to lounge/diner and conservatory
- * 43'0 rear garden
- * Garage en bloc







Chalcot Close, Sutton SM2
Approx. Gross Internal Area 1000sq ft / 92.9sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures and 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 shown.
Plan produced by ARH Not Media - www.arhnotmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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