



Three Bedroom Victorian Cottage offered with no onward chain

Orchard Road, Sutton, SM1 2QA, £500,000 Freehold

BURN – AND – WARNE

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This well-presented three-bedroom home on Orchard Road offers an excellent opportunity for buyers seeking a straightforward purchase with no onward chain. Ideal for families, first-time buyers, or investors, the property combines practical living space with a convenient location. The ground floor features a 13'7 x 10'10 living area, along with a well-proportioned 16'9 x 12'2 kitchen/dinner offering ample storage and space for dining area with access to the rear 22'0 x 18'1 South/Southeast facing garden. Upstairs, there are three comfortable bedrooms and a family bathroom with a Bette shower bath. The location is particularly appealing, with a selection of well-regarded local schools nearby, including Westbourne Primary, Robin Hood Infants & Juniors, making it a strong choice for families. Excellent transport links are within easy reach, including Sutton, West Sutton & Sutton Common Station, with good connections to London Victoria, London Bridge & Thames link, while several bus routes serve the surrounding area. A range of shops, supermarkets, cafés, and other amenities are also close by, adding to the home's everyday convenience.

Key Features:

- Three bedrooms
- No onward chain
- Spacious living area
- Private rear garden
- On-Street parking via Permits
- Close to well-regarded schools
- Approx. 0.7 miles to Sutton station
- Easy access to bus routes and local amenities

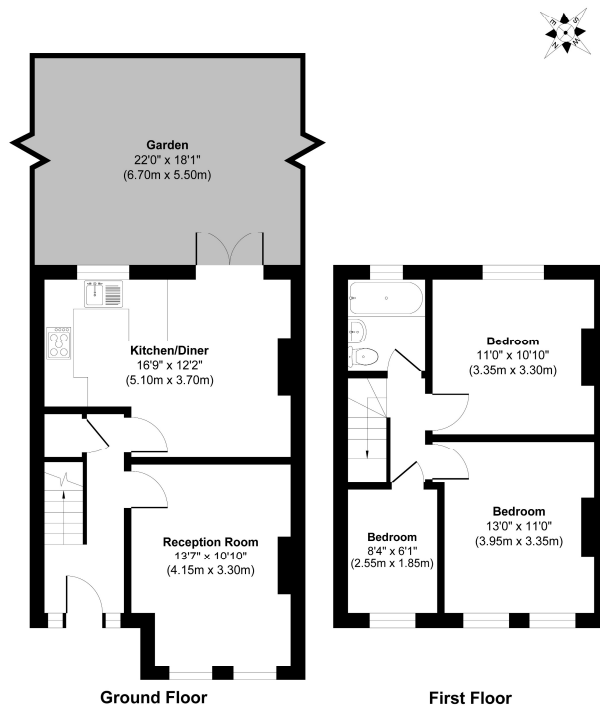
Additional benefits include, gas central heating, double glazing & period features.

Viewing

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







Orchard Rd, Sutton SM1
 Approx. Gross Internal Area 791 sq. ft / 73.54 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.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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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