



Three Bedroom Mid-Terraced House within walking distance to Sutton High Street

Oliver Road, Sutton, SM1 4QF, GUIDE RANGE £450,000-£475,000 Freehold

BURN – AND – WARNE

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GUIDE RANGE £450,000-£475,000 *THREE BEDROOMS *MID-TERRACED *GAS CENTRAL HEATING *DOUBLE GLAZING *REFURBISHED SHOWER ROOM *CLOSE TO SUTTON'S OUTSTANDING SCHOOLS INCLUDING MANOR PARK PRIMARY & SUTTON GRAMMAR

A three bedroom mid-terrace house in an excellent location for Sutton rail station 0.5 mile from the town centre and excellent local schools including Manor Park Primary 0.3 mile and Sutton Grammar 0.4 mile presented to the market in good decorative order

The ground floor accommodation includes a 15'10 x 13'3 living room, a 10'7 x 10'8 modern fitted kitchen, leading onto a 70'0 rear facing garden and a recently refurbished ground shower/bath room.

Three good size bedrooms on the first floor: 13'6 x 9'10 main bedroom, 10'11 x 8'2 bedroom 2, 8'1 x 7'7 bedroom 3.

There is off road parking to the front for one car, a 70'0 rear garden gas central heating and double glazing.

Viewing

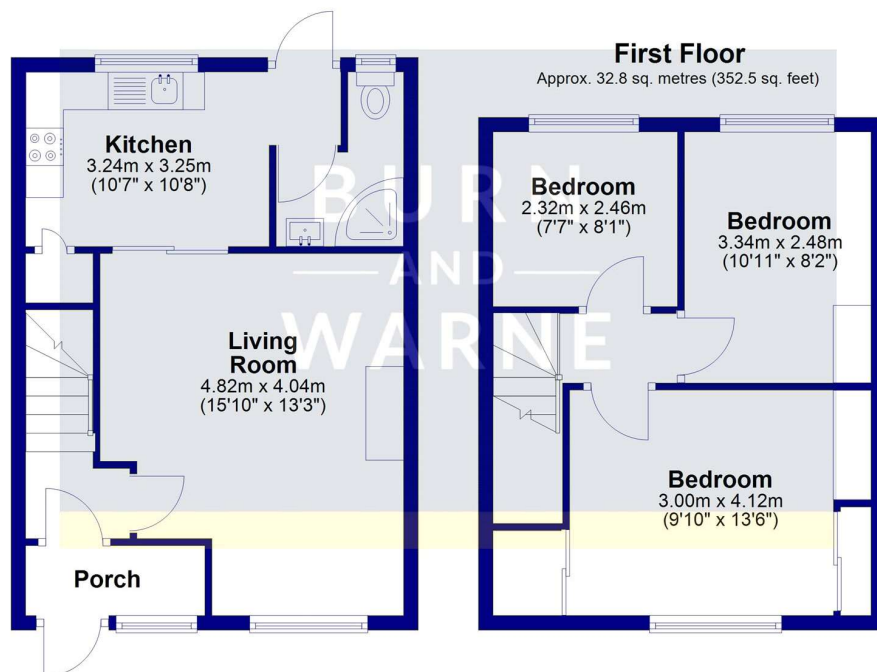
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.





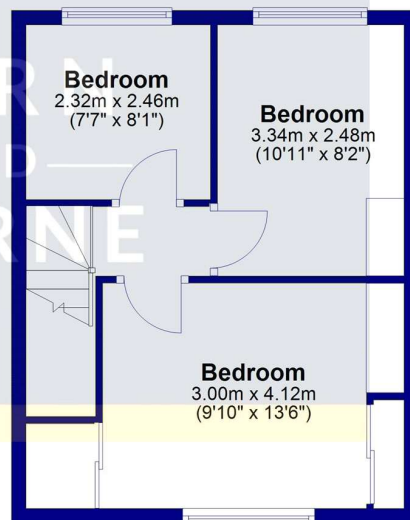
Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)

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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