



***GROUND FLOOR CONVERSION FLAT * 2 DOUBLE BEDROOMS * SHARE OF FREEHOLD ***

Thicket Road, Sutton, SM1 4PR, £365,000 Share Of Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
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About this property

*GROUND FLOOR CONVERSION FLAT * 2 DOUBLE BEDROOMS * SHARE OF FREEHOLD * PRIVATE GARDEN * CELLAR* OFF-STREET PARKING * CENTRAL SUTTON LOCATION * EXCELLENT SCHOOLS & TRANSPORT LINKS

Keep it simple just move in. That's exactly how you'll feel after viewing this well-presented two-bedroom ground floor conversion flat.

Ideally located in central Sutton, the property offers easy access to the High Street with its wide selection of shops, cafés, and restaurants. Excellent transport links are close by, with bus routes on your doorstep and mainline stations within easy reach, making commuting into the city and surrounding areas straightforward.

The accommodation includes an entrance hall which also has access to Cellar, a bright living room with French doors opening onto your own private garden, a stylish fitted kitchen/breakfast room, and two double bedrooms. The main bedroom benefits from an en-suite shower room, alongside a separate family bathroom.

Externally, the property boasts a private rear garden and off-street parking to the front.

Families will also appreciate the selection of highly regarded local schools, including:

Manor Park Primary Academy (0.2 miles)

Sutton Grammar School (0.3 miles)

All Saints Benhilton CofE Primary School (0.5 miles)

Greenshaw High School (0.7 miles)

Transport Links:

Sutton railway station – 0.6 miles

Sutton Common railway station – 0.8 miles

Carshalton railway station – 0.8 miles

Bus routes including 154 (West Croydon to Morden) and S1 (Banstead to Figge's Marsh)

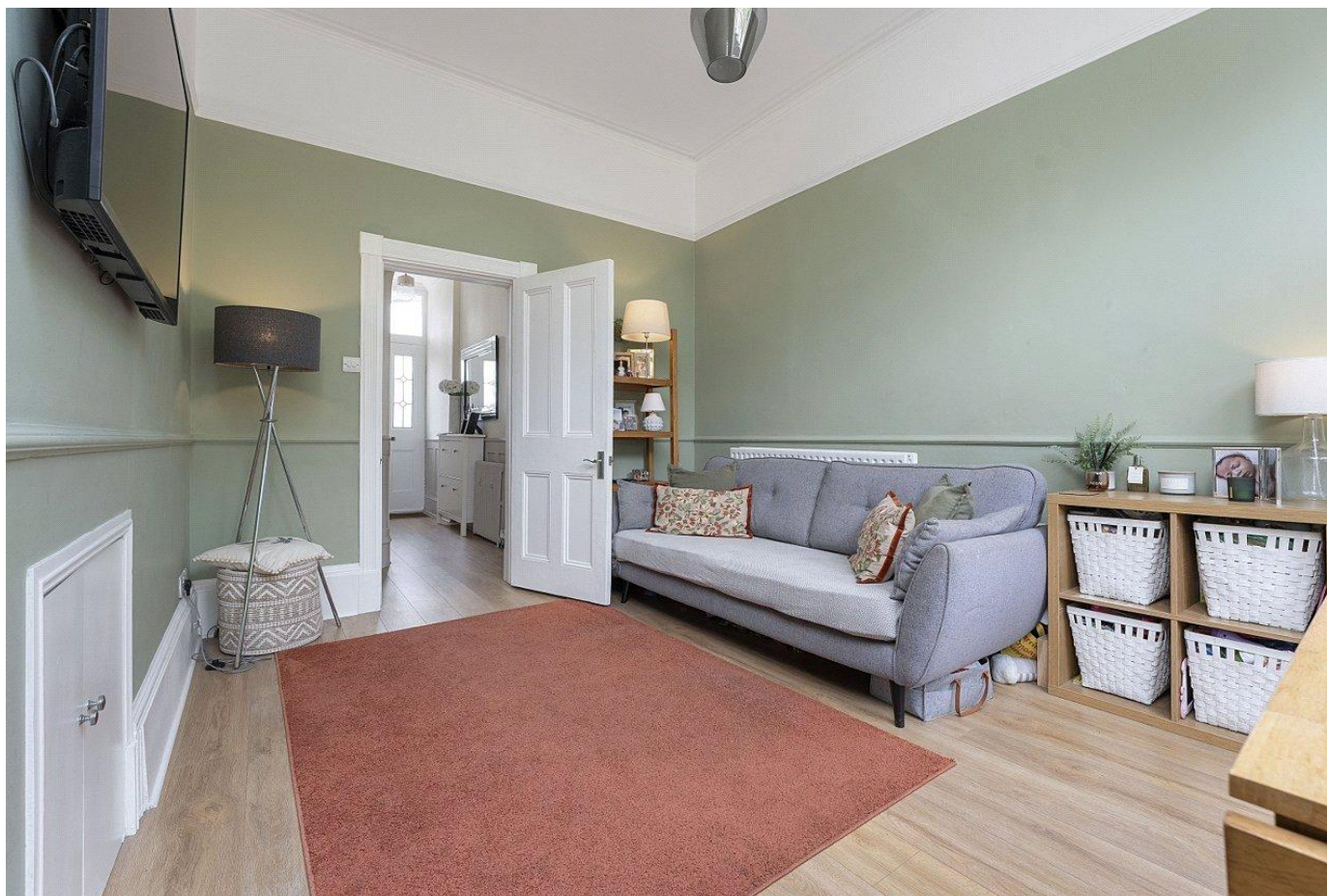
A fantastic opportunity in a sought-after location

EPC RATING D

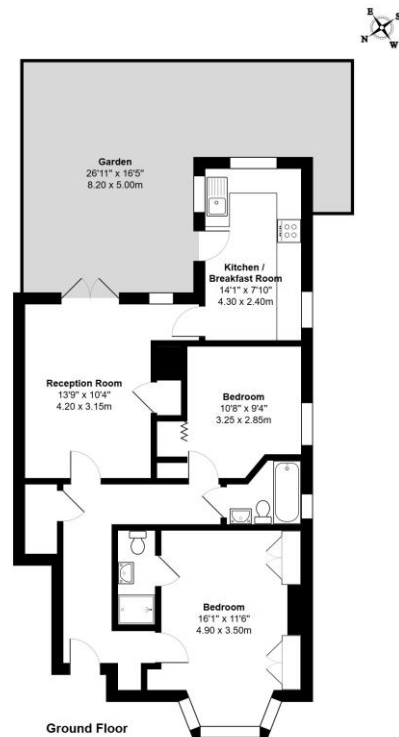
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







Thicket Rd, Sutton SM1
Approx. Gross Internal Area 781sq ft / 72.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixture 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 ARK Net Media - www.arknetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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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