



## A well presented 4 Bedroom Semi-Detached House with off street parking

Rose Hill Park West, Sutton, SM1 3LA, GUIDE PRICE £725,000-£750,000 Freehold

# BURN – AND – WARNE

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A beautifully well presented four-bedroom & two bath semi-detached family home located in the highly sought-after Rosehill Park West area. This spacious property offers generous living accommodation throughout, ideal for modern family living.

The ground floor features a bright and welcoming entrance hall, a modern 22'7 x 18'6 open-plan modern kitchen with dining area with a separate utility room. There is an additional 14'5 x 13'11 room provides flexibility for a home office, playroom, or second lounge.

Upstairs comprises four well-proportioned bedrooms, including a 15'3 x 14'9 principal bedroom with a 3-piece ensuite shower , alongside a modern family bathroom. The property benefits from ample storage throughout and has been maintained to a high standard.

Externally, the home enjoys a private 106ft Westley rear garden

Ideally positioned for families, the property is within easy reach of several well-regarded local schools, including Glenthorne High School, Greenshaw High School, Sutton Grammar School, and Cheam High School.

Commuters benefit from convenient access to Sutton Common, West Sutton, and Sutton railway stations, providing regular services into Central London, while nearby bus routes and road links offer easy connectivity to surrounding areas.

**Key Features:**

- \* Semi-Detached
- \* Two Reception Rooms
- \* Four Bedrooms
- \* Two Baths
- \* 106ft Rear Garden
- \* Close to Transport Links & Schools

In addition, the property benefits from gas central heating, double glazing, off street parking for 2/3 cars and a 13'5 x 11'6 Outhouse which could be use an office, gym or storage room. 11 solar panels installed, EV charging PodPoint installed

2 airconditioners installed on the ground floor and on the second floor, and Harveys water softener.

**Viewing**









Rose Hill Park W, Sutton SM1  
Approx. Gross Internal Area 1,819 sq. ft / 169.01 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, miss-statement or use of data show.  
Plan produced by AR Net Media-www.armedia.co.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.



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