



A superbly presented 3/4 bedroom semi detached house with stunning 86'0 garden

Connaught Road, Sutton, SM1 3PJ, £625,000 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 *EXTENDED SEMI-DETACHED HOME

*** STUNNING INTERIOR THROUGHOUT**

*** 86FT SOUTH-FACING GARDEN**

*** EXCEPTIONAL GROUND FLOOR LAYOUT**

*** INCLUDES SUMMER HOUSE**

Burn And Warne are delighted to offer this beautifully extended semi-detached home, situated in the ever-popular Poets Estate.

Boasting a meticulously maintained 86ft south-facing rear garden, complete with a 14'11" summer house, this property offers space, style, and versatility in equal measure.

The ground floor accommodation is particularly impressive, offering a wealth of adaptable living space. The main reception room, with attractive wood flooring, measures a generous 24'5" x 10'6", leading to a bright and airy 11'8" x 10'2" dining area/conservatory with vaulted ceiling—perfectly positioned to enjoy views over the landscaped garden.

The modern kitchen is a standout feature, offering a comprehensive range of units, granite worktops, and measures 15'5" x 12'10" (max).

Additionally, there's a fourth bedroom/home office with a private shower room—ideal for guests or multi-generational living.

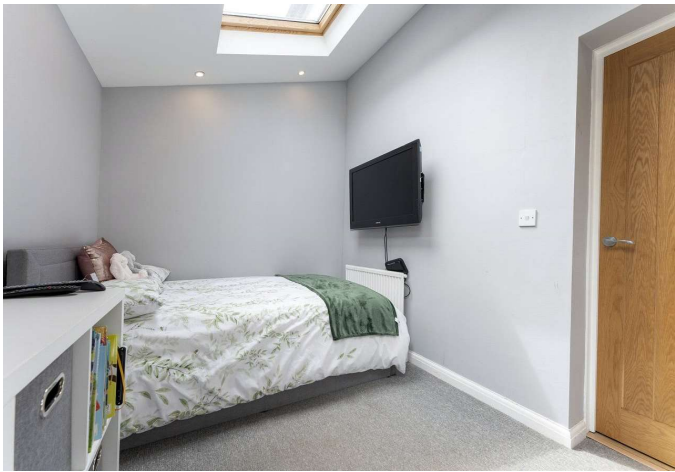
Upstairs, the property offers three well-proportioned bedrooms: Bedroom 1: 13'9" x 10'8" with fitted wardrobes

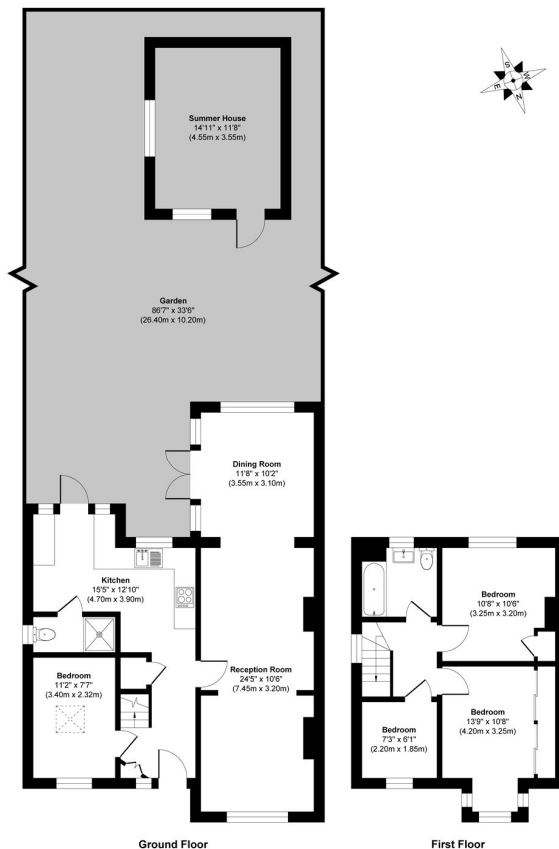
Bedroom 2: 10'8" x 10'6" Bedroom 3: 7'3" x 6'1"

These are complemented by a modern family bathroom.

Further benefits include gas central heating, double glazing throughout, and off-street parking for at least two vehicles. This home is beautifully presented inside and out, making it a fantastic opportunity for buyers seeking a move-in-ready property in a desirable location.







Ground Floor
Connaught Rd, Sutton SM1
Approx. Gross Internal Area 1,141 sq. ft / 105.99 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Furniture 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 shown.
Plan produced by AR Net Media-www.arnetmedia.uk

Address: 3 Connaught Road, SUTTON, SM1 3PJ

RRN: 2480-3053-0203-2185-1200

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

B

C

D

E

F

G

Not energy efficient - higher running costs

66

77

England & Wales

EU Directive
2002/91/EC



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