



A Well Presented Period One Bedroom Conversion Flat with own garage

Egmont Road, Sutton, SM2 5JR, GUIDE PRICE £250,000-£260,000 Share of Freehold

BURN – AND – WARNE

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Burn And Warne- A well-presented first floor Edwardian conversion flat set within an attractive period property in a sought-after South Sutton location with a share of freehold

The Property- This bright and spacious home combines character features with modern living, making it an ideal first-time purchase. The property benefits from generous living accommodation, well-proportioned rooms, and excellent natural light throughout, situated on a quiet residential road, the flat is conveniently located close to local amenities, transport links, and highly regarded schools.

Key Features-

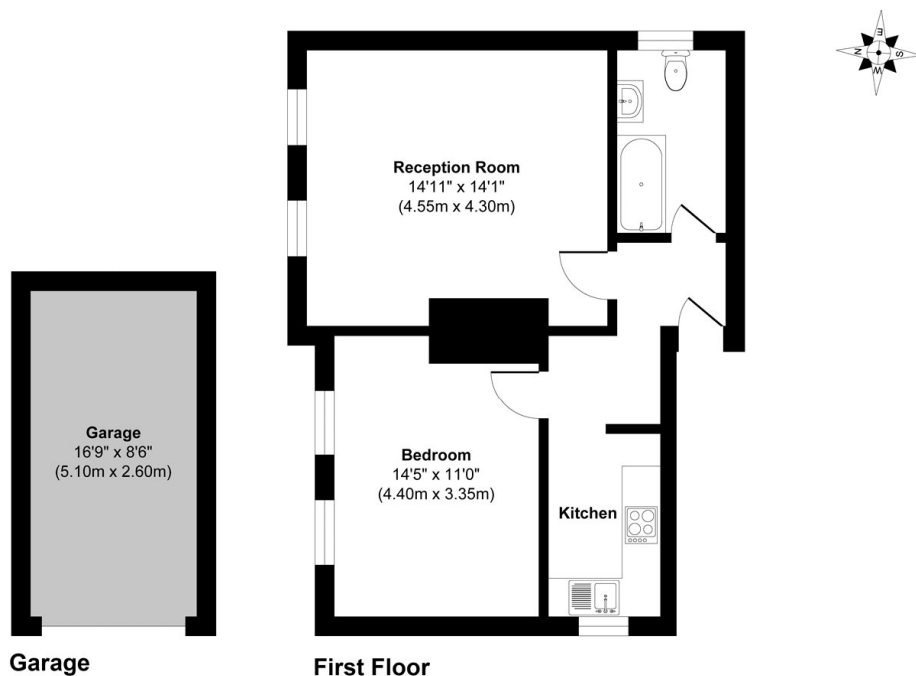
- First floor conversion flat
- Share of freehold
- Spacious and bright accommodation
- Period character features
- 14'11 x 14'1 Living Room
- 14'5 x 11'0 Bedroom
- Gas Central Heating
- Communal Garden
- Garage & Parking

Viewing

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







Egmont Road, Sutton, SM2

Approx. Gross Internal Area 553 sq. ft / 51.37 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.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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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