



THREE DOUBLE BEDROOMS* TWO BATHROOM* SOUGHTAFTER SUTTON TOWN CENTRE LOCATION.

Morland Road, Sutton, SM1 4RP, £550,000 Freehold

BURN – AND – WARNE

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About this property

THREE DOUBLE BEDROOMS* TWO BATHROOM*
SOUGHTAFTER SUTTON TOWN CENTRE LOCATION.
EXCELLENT SCHOOLS* FANTASTIC TRANSPORT LINKS*

An excellent opportunity to acquire this beautifully presented three double-bedroom, two-bathroom Victorian family home, featuring a loft conversion and situated on the highly sought-after Morland Road, conveniently located close to Sutton mainline station and Manor Park Primary School.

Property- Our vendors have significantly improved the property in recent years, including a loft conversion completed in 2020 with Building Regulations certification, a new boiler installed in 2019, a stylish new bathroom fitted in 2021, and replacement uPVC sash-style double-glazed windows installed this year.

Offering approximately 1,200 sq ft of well-proportioned accommodation arranged over three floors, the property combines period charm with modern convenience.

The ground floor comprises two reception rooms, a fitted kitchen measuring 10'0", and a ground-floor WC with bathroom facilities. On the first floor are two generous double bedrooms measuring 14'5" x 11'6" and 10'10" x 8'2", together with a contemporary four-piece family bathroom measuring 10'0" x 8'2".

The second floor features an impressive principal bedroom measuring 20'4" x 12'10". Designed with modern living in mind, the loft conversion also incorporates a useful office/study area, ideal for those working from home.

Key Features-

Three double bedrooms

Two bathrooms

Loft conversion completed in 2020 (Building Regulations certified)

New bathroom installed in 2021

New boiler fitted in 2019

New UPVC sash-style double glazing

Gas central heating

Approximately 65ft south-facing rear garden

Approximately 1,200 sq ft of accommodation

Location

Morland Road is ideally positioned within easy reach of Sutton mainline railway station, providing excellent transport links into Central London. The property is also conveniently located close to the highly regarded Manor Park Primary School, making it an excellent choice for families.

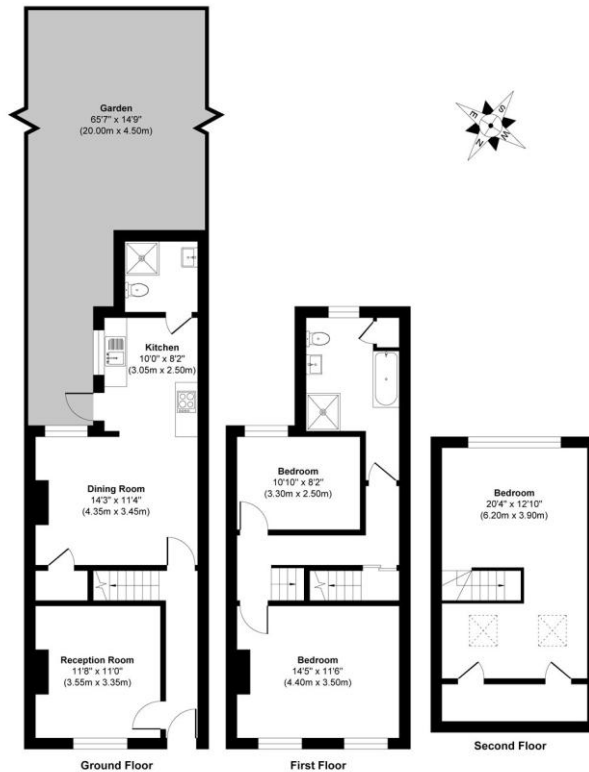
Viewing

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

Telephone: 020 8642 1234.







Morland Road, Sutton, SM1
Approx. Gross Internal Area 1195sq ft / 111sq 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

Address: 54 Morland Road, SUTTON, SM1 4RP
RRN: 0340-2145-1660-2206-4355

Energy Rating



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.



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