



- A fantastic opportunity to acquire this three-bedroom semi-detached

Ashleigh Gardens, Sutton, SM1 3EN, £550,000 Freehold

BURN – AND – WARNE

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A NO CHAIN PROPERTY* SEMI-DETACHED * THREE BEDROOMS* GARAGE TO THE SIDE* LOTS OF POTENTIAL TO EXTEND* SOUGHT AFTER CUL-DE-SAC LOCATION* GREAT TRANSPORT LINKS* GOOD LOCATION FOR SCHOOLS* IN NEED OF SOME UPDATING* PLOT TO THE SIDE*

- A fantastic opportunity to acquire this three-bedroom semi-detached family home, situated on a highly sought-after residential road in Sutton.

- The accommodation comprises an entrance porch, two spacious reception rooms, and a kitchen to the ground floor. Upstairs, there are three generously sized bedrooms and a family bathroom.

- Externally, the property benefits from a delightful rear garden, along with a garage and off-street parking to the front and side. While the property would benefit from some modernization, it offers excellent potential for buyers looking to create their ideal family home.

- Ideally located, the property is just a short distance from Sutton High Street, providing a wide range of shops, restaurants, and local amenities. Commuters are particularly well catered for, with Sutton Common Station only a few minutes' walk away and several local bus routes operating nearby, offering convenient transport links across the area.

- The property is also well positioned for several highly regarded local schools.

- Nearest Schools:

- All Saints Benhilton C of E Primary School – 0.2 miles

- Westbourne Primary School – 0.4 miles

- Glenthorne High School – 0.5 miles

- Robin Hood Junior School – 0.7 miles

- Nearest Stations:

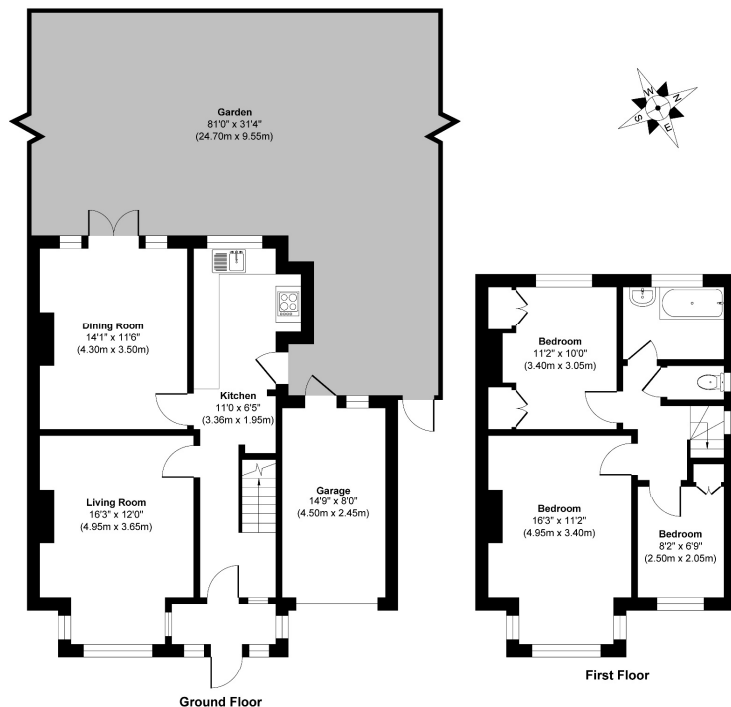
- Sutton Common Station – 0.1 miles

- West Sutton Station – 0.7 miles

- Sutton (Surrey) Station 1.0 miles





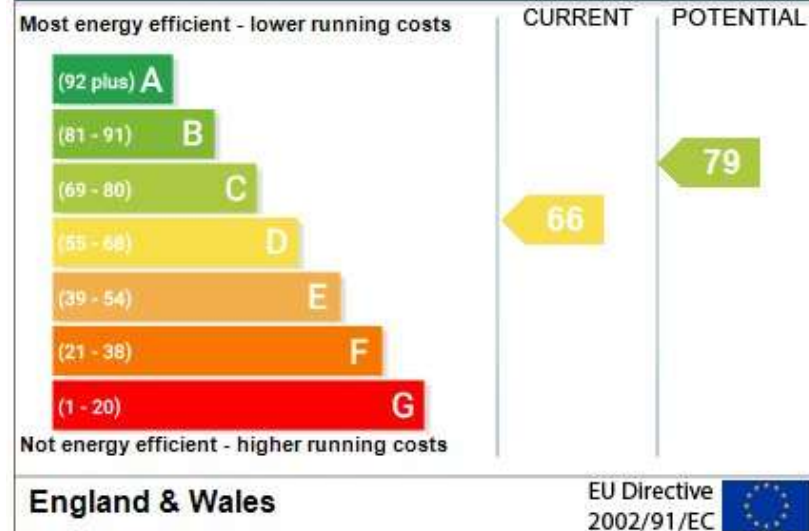


Ashleigh Gardens, Sutton, SM1
Approx. Gross Internal Area 982sq ft / 91,23sq meters

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: 18 Ashleigh Gardens, SUTTON, SM1 3EN
RRN: 8036-8226-8600-0317-3202

Energy Rating



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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