



A NO CHAIN PROPERTY* THREE BEDROOM* GARAGE EN-BLOCK*

Conifer Gardens, Sutton, SM1 3JT, £425,000 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

About this property

A NO CHAIN PROPERTY* THREE BEDROOM* IN NEED OF UPDATING* GARGE EN-BLOCK* GREAT LOCATION FOR TRANSPORT LINKS* GREAT LOCATION FOR SCHOOLS* KEYS HELD*

Located in a quiet cul-de-sac just off Sutton Common Road, this three-bedroom family home offers an excellent opportunity for buyers looking to put their own stamp on a property. Available with no onward chain, the property requires some modernisation and is ideal for first-time buyers, families, or investors alike.

The accommodation comprises an entrance porch, a spacious living room, and a kitchen/dining room to the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden and a garage located en-bloc.

Conifer Gardens is a peaceful and well-maintained development with attractive communal grounds. Families will appreciate the excellent selection of nearby schools catering to all age groups, while commuters will benefit from the property's superb transport connections. Sutton Common Station is just moments away, providing regular Thameslink services into London Blackfriars and beyond. A variety of local bus routes are also within easy reach.

Local Schools

- All Saints Benhlilton CofE Primary School – 0.2 miles
- Westbourne Primary School – 0.4 miles
- Glenthorne High School – 0.5 miles
- Abbey Primary School – 0.6 miles

Nearest Stations

- Sutton Common Station – 0.0 miles
- West Sutton Station – 0.7 miles
- St Helier Station – 1.1 miles

Council Tax Band: D

EPC Rating: D

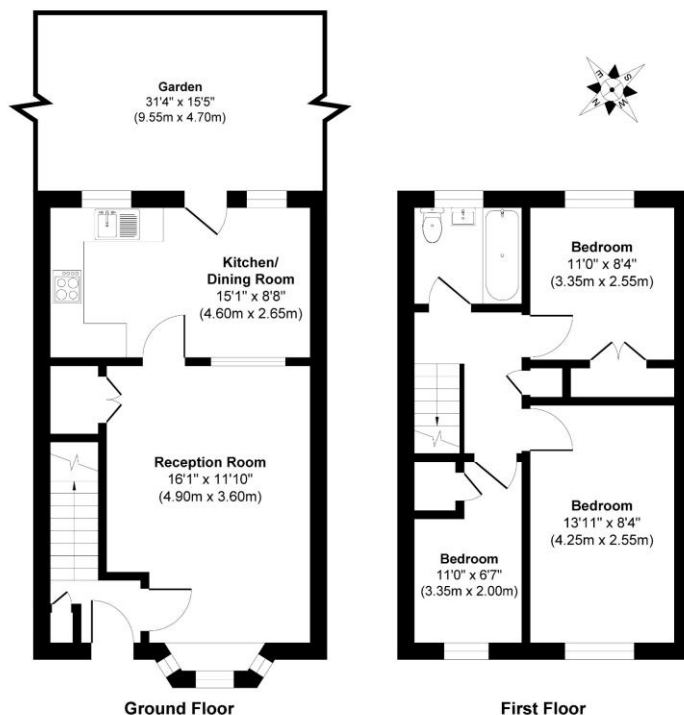
Viewing

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

Telephone: 020 8642 1234.







Conifer Gardens, Sutton SM1
 Approx. Gross Internal Area 770 sq. ft / 71.58 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		
69-80	C	74 C	79 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.



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