



TWO DOUBLE BEDROOMS* SOUGHT AFTER LOCATION* GREAT LOCATION FOR SCHOOLS*

All Saints Road, Sutton, SM1 3DQ, £465,000 Freehold

BURN – AND – WARNE

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About this property

TWO DOUBLE BEDROOM HOUSE* SOUGHT AFTER
LOCATION* GREAT LOCATION FOR SCHOOLS* EVEN
BETTER FOR TRANSPORT LINKS* PARKING FOR 3
CARS* GARAGE.

Situated on the highly desirable All Saints Road, this well-presented two double bedroom home offers an excellent opportunity for families and commuters alike. Benefiting from outstanding local schools, excellent transport connections, a garage, and off-street parking for up to four vehicles, this property is perfectly positioned for modern family living. The accommodation comprises a stylish fitted kitchen and a spacious living/dining room, ideal for both everyday living and entertaining. Upstairs, there are two generous double bedrooms and a beautifully appointed family bathroom. Externally, the property features a low-maintenance rear garden with gated access to the garage. To the front, a block-paved driveway provides ample off-street parking for three to four cars.

The location is a particular highlight, with a range of highly regarded schools within easy reach, catering for all age groups. Commuters will also appreciate the excellent transport links, including several bus routes nearby and three train stations within approximately one mile.

Nearest Stations

- Sutton Common Station – 0.4 miles
- West Sutton Station – 0.9 miles
- Sutton Station – 1.0 mile

Nearest Schools

- All Saints Benhilton CofE Primary School – 0.2 miles
- Greenshaw High School – 0.3 miles
- Sutton Grammar School – 0.6 miles
- Manor Park Primary Academy – 0.7 miles

Early viewing is highly recommended to fully appreciate everything this attractive home has to offer
EPC Rating C

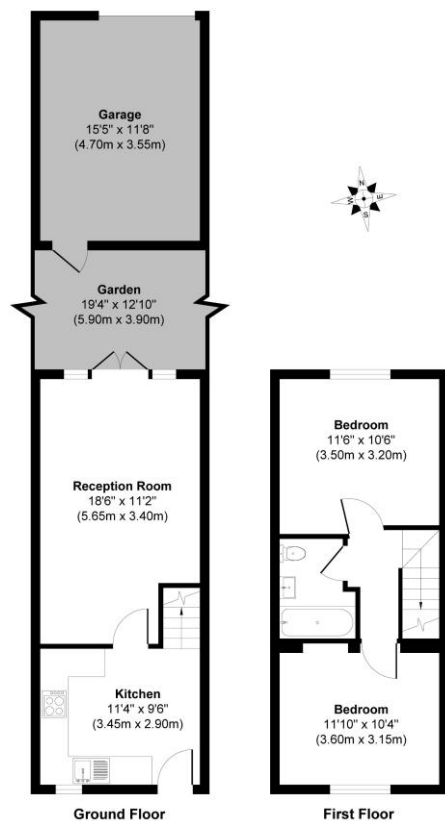
Viewing

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

Telephone: 020 8642 1234.







All Saints Road, Sutton SM1
 Approx. Gross Internal Area 633 sq. ft / 58.82 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, mis-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	75 C	83 B
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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