



***SEMI DETACHED TOWNHOUSE *FIVE BEDROOMS *THREE BATHROOMS**

Overton Road, Sutton, SM2 6PA, £700,000 Freehold

BURN – AND – WARNE

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About this property

*SEMI DETACHED TOWNHOUSE *FIVE BEDROOMS
*THREE BATHROOMS *16'7 X 13'0 KITCHEN/DINER *
GARAGE AND DRIVE *32'0 REAR GARDEN* SOUGHT
AFTER LOCATION* EXCELLENT SCHOOLS* SUPERB
TRANSPORT LINKS*

This impressive five-bedroom semi-detached townhouse offers approximately 1,600 sq. ft. of well-planned accommodation arranged over three floors, making it an ideal family home.

The ground floor comprises; entrance hall, cloakroom/WC, integral garage, and a well fitted 16'7 x 13'0 kitchen/dining room with ample space for family living and entertaining. On the first floor, you'll find the living room, along with two bedrooms, one of which benefits from an ensuite shower room.

The second-floor features three further bedrooms, including the generous principal bedroom with ensuite bathroom, as well as the family bathroom serving the remaining bedrooms. Externally, the property enjoys a private rear garden measuring approximately 32ft x 22ft. To the front, a driveway provides off-street parking and leads to the integral garage. The location is particularly attractive for families, with an excellent selection of highly regarded primary, secondary, grammar, and independent schools all within easy reach. Commuters are equally well catered for, with three train stations located within approximately 0.7 miles, offering convenient connections into Central London and beyond. Regular local bus services are also available nearby. Early viewing is highly recommended. Contact us today to arrange your appointment.

Nearest Stations

- Sutton Station – 0.6 miles
- Belmont Station – 0.6 miles
- Cheam Station – 0.7 miles

Nearby Schools

- Overton Grange School – 0.2 miles
- Harris Academy Sutton – 0.5 miles
- Avenue Primary Academy – 0.5 miles
- Sutton High School GDST – 0.6 miles

Viewing

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







Aldhurst Row, 19 Overton Road SM2
 Approx. Gross Internal Area 1,598 sq. ft / 148.47 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.armedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 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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