



* DETACHED FAMILY HOME* EXCEPTIONAL POTENTIAL TO EXTEND (STPP)

Cumnor Road, Sutton, SM2 5DW, Offers Over £675,000 Freehold

BURN-AND-WARNE

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NO ONWARD CHAIN* DETACHED FAMILY HOME
EXCEPTIONAL POTENTIAL TO EXTEND (STPP) * SOUGHT-
AFTER SOUTH SUTTON LOCATION* IN NEED OF
UPDATING*

Occupying a highly desirable position in South Sutton, this three-bedroom detached family home offers an exciting opportunity for buyers looking to create their ideal home. Offered with no onward chain, the property provides a blank canvas with significant potential to extend and enhance, subject to the necessary planning permissions.

The accommodation comprises an entrance porch leading to a lobby, the living room leads to the conservatory, a separate dining room, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a beautiful, mature rear garden that is larger than average for the area, providing an attractive and private outdoor space. To the side, there is a substantial detached garage measuring approximately 19'9" x 32'10", complete with an external WC, offering excellent storage, workshop potential, or scope for alternative uses. To the front, a lawned garden and off-street parking for two to three vehicles complete the picture.

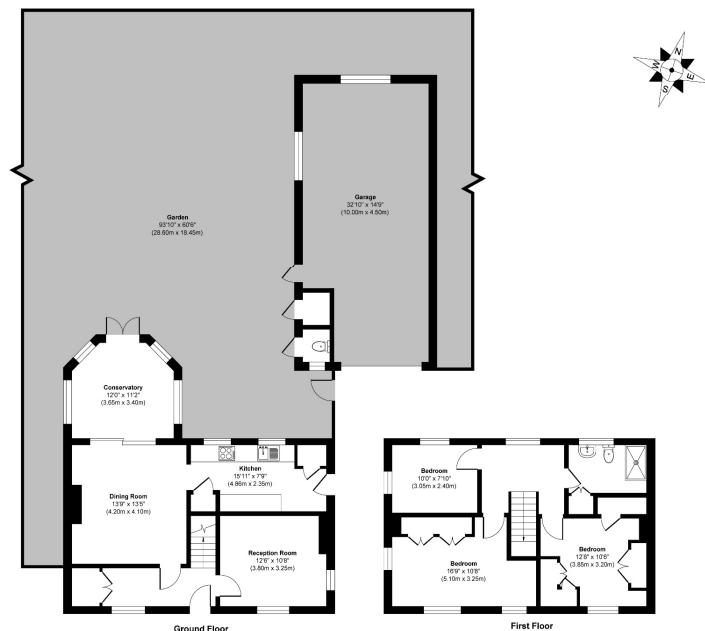
The location is one of South Sutton's most appealing features. Families are exceptionally well served by a range of highly regarded schools, including primary, junior, secondary, grammar, and independent schools. Commuters will appreciate the excellent transport connections, with Sutton Station just a short walk away, alongside numerous bus routes providing easy access to surrounding areas and beyond.

Key Features

- No onward chain
- Detached family home
- Three bedrooms
- Fantastic potential to extend (STPP)
- Blank canvas opportunity
- Highly sought-after South Sutton location
- Larger than average rear garden
- Detached garage with external WC
- Off-street parking for 2–3 cars
- Excellent transport links
- Outstanding selection of nearby schools







Cumnor Rd. Sutton SM2
 Approx. Gross Internal Area 1159sq ft / 107.7sq 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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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