



NO CHAIN*VICTORIAN SEMI-DETACHED FAMILY HOME* THREE DOUBLE BEDROOMS*

Carshalton Grove, Sutton, SM1 4NB, £650,000 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

NO CHAIN* VICTORIAN SEMI-DETACHED FAMILY HOME*
THREE DOUBLE BEDROOMS* TWO BATHROOMS* LARGER
THAN AVERAGE ACCOMMODATION* STUDY* SOUGHT AFTER
ROAD* CLOSE TO TRANSPORT LINKS* GREAT LOCATION FOR
SCHOOLS*

This beautifully presented and thoughtfully designed Victorian semi-detached home offers exceptional accommodation across three floors and must be viewed to be fully appreciated.

The property features three generous double bedrooms and a wealth of character combined with contemporary styling. On the ground floor, there are two spacious reception rooms and a stunning, well-appointed kitchen.

The first floor comprises two double bedrooms and a luxurious family bathroom complete with a freestanding bath. A cleverly designed staircase leads to the impressive principal bedroom suite on the second floor, which benefits from a walk-in dressing area and a fantastic en-suite shower room. There is also a separate study, providing the perfect space for home working.

Externally, the property enjoys a substantial rear garden measuring approximately 89' x 20', while the front offers a block-paved driveway with off-street parking for two vehicles. The property also presents excellent potential for further ground-floor extension, subject to the necessary planning permissions.

Families will appreciate the property's convenient location within easy reach of a selection of highly regarded primary, secondary, grammar, and independent schools. Commuters are equally well catered for, with two mainline railway stations nearby and an excellent range of bus services providing easy access to London and the surrounding areas.

Nearby Schools:

- Manor Park Primary Academy – 0.4 miles
- St Philomena's Catholic High School for Girls – 0.4 miles
- Sutton Grammar School – 0.5 miles
- St Marys RC primary and Junior schools – 0.5 miles

Nearest Stations:

- Carshalton Station – 0.6 miles
- Sutton Station – 0.6 miles
- Carshalton Beeches Station – 0.6 miles

Transport Links:

- 154 Bus Route: Morden Underground Station to West Croydon
- SL7 Superloop: West Croydon to Heathrow Airport

Viewing

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

Telephone: 020 8642 1234.







Carshalton Grove, Sutton SM1
Approx. Gross Internal Area 1,424 sq. ft / 132.33 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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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