



A three bedroom Edwardian Cottage in a popular location

Stayton Road, Sutton, Surrey, SM1 1QY, £475,000 Freehold

BURN – AND – WARNE

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Burn And Warne are delighted to present this attractive three-bedroom Edwardian cottage, ideally located within easy reach of Sutton Common train station and Sutton High Street. The Property-This well-proportioned Edwardian cottage is conveniently positioned for excellent transport links, including Sutton Common station and local bus routes serving Morden and Sutton town centre.

The ground floor comprises a spacious 14'3 x 10'2 living room featuring a character brick chimney breast, a generous 13'9 x 11'4 dining room, an 8'4 x 8'0 fitted kitchen, rear lobby, and a ground floor bathroom.

To the first floor are three well-sized bedrooms measuring 13'9 x 11'0, 11'6 x 8'2, and 8'6 x 8'2.

Externally, the property benefits from a 57'0 south-facing rear garden with rear pedestrian access, ideal for outdoor entertaining.

Key Features

Gas central heating

Double glazing

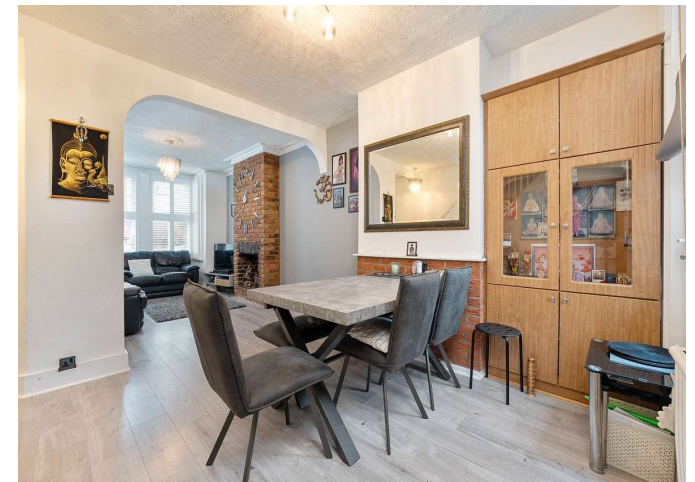
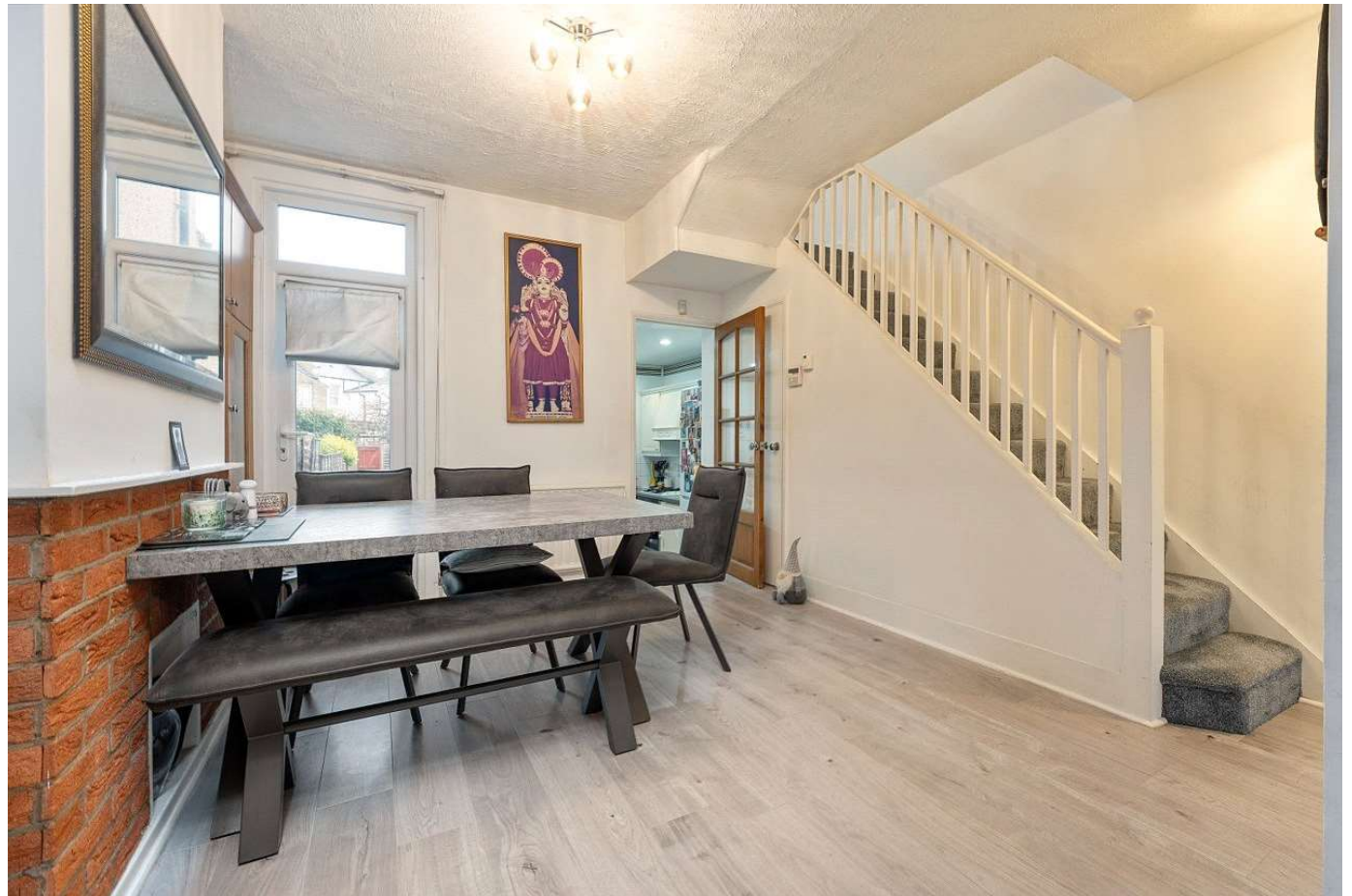
57'0 south-facing garden

Fitted kitchen and bathroom

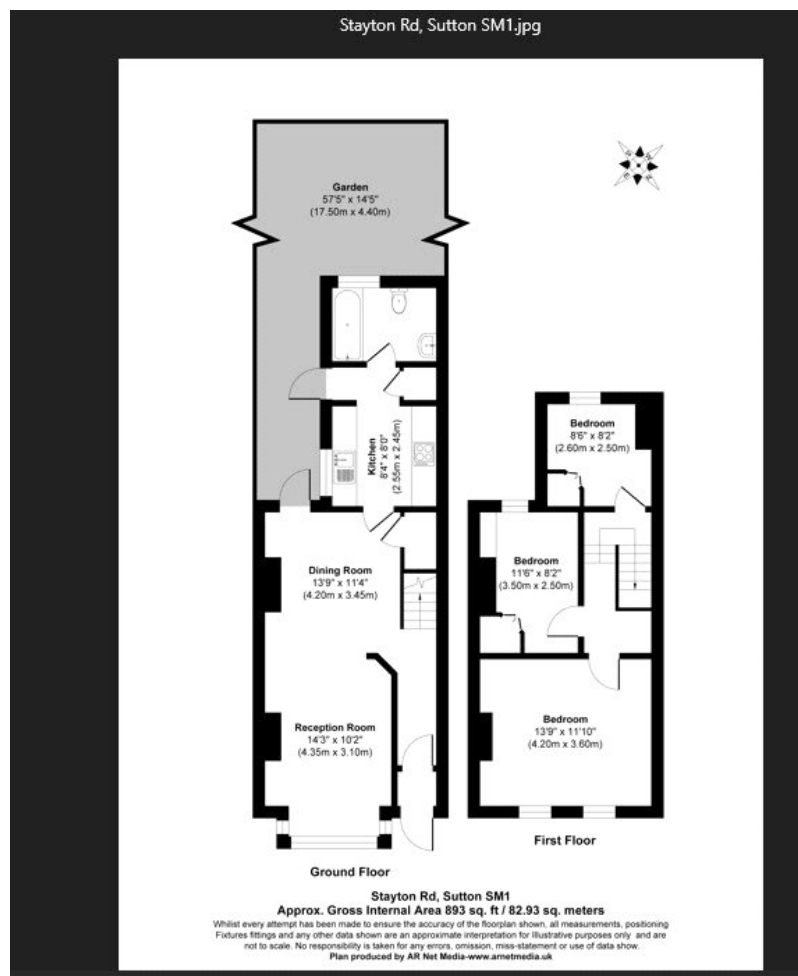
Feature brick chimney breast to living room

Wood laminate flooring to living areas

Schools & Transport- Well served by local schools including All Saints Primary, Greenshaw, and Westbourne Primary. Sutton Common train station is approximately 0.2 miles away







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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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