



A three bedroom end of terraced house close to outstanding schools & transport links.

Lymescote Gardens, Sutton, SM1 2PN, £575,000 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

*THREE BEDROOMS *END OF TERRACED *OFF STREET PARKING *CLOSE TO SUTTON COMMON STATION *NEAR OUTSTANDING SCHOOLS *WEST FACING GARDEN *GARAGE

A superbly presented THREE-BEDROOM END OF TERRACED HOUSE in a sought-after road close to Sutton Common rail station (Thames Link) and local bus routes to Morden Tube

The accommodation comprises an 8'2 x 6'1 x modern fitted kitchen, a 13'11 x 12'2 Living room with an additional 11'8 x 9'0 dining room, a separate downstairs w.c , 12'10 11'10 master bedroom, 11'8 x 10'0 bedroom 2, a three-piece modern family bathroom suite and a 7'7 x 6'7 bedroom 3.

Key Features:

- * Three Bedrooms
- * End of terraced
- * Off Street Parking for two/three cars
- * Garage
- * Sutton Common Station
- * Close to outstanding schools

The property is well situated to Sutton local amenities, within walking distance to Sutton High Street and excellent local schools are also close by, including Glenthorne Secondary, All Saints Primary, and Sutton Grammar.

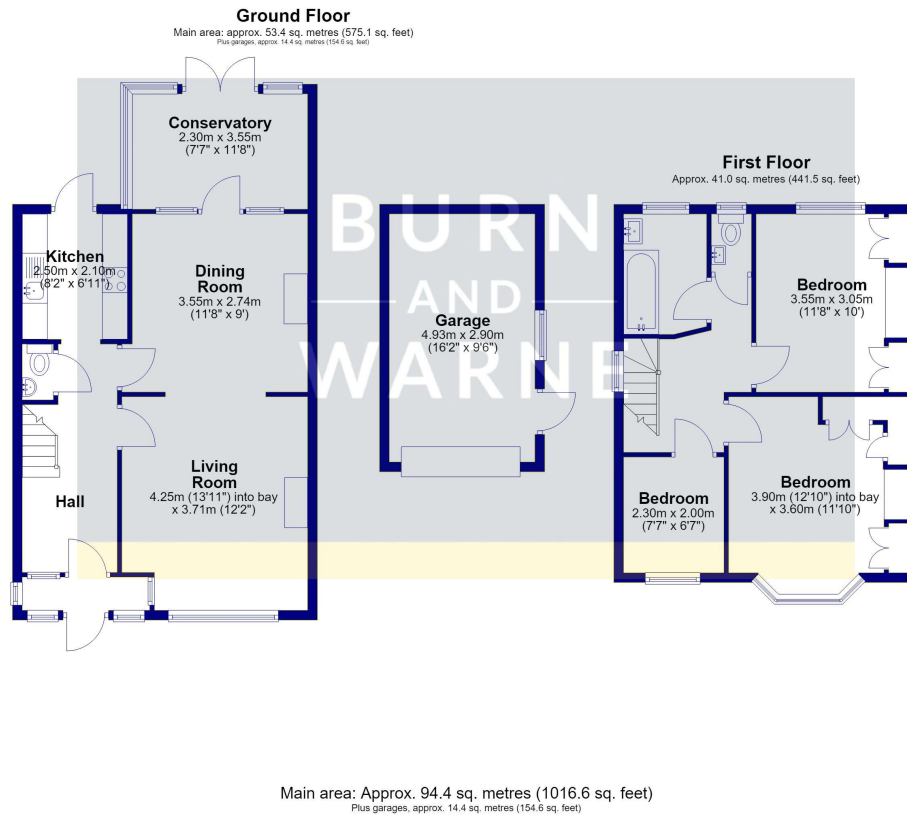
Further benefits include double glazing, gas central heating, Westerly rear garden, an 11'8 x 9'0 Conservatory, off-street parking for 2/3 cars and a 16'2 x 9'6 garage to rear which has ample storage.

Viewing

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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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