



THREE BEDROOM VICTORIAN FAMILY HOME* SOUGHT AFTER ACCATCHMENT FOR MANOR PARK

Lower Road, Sutton, SM1 4QJ, £475,000 Offer Over Freehold

BURN-AND-WARNE

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About this property

VENDOR SUITED*THREE-BEDROOM VICTORIAN FAMILY HOME* SOUGHT AFTER ACCATCHMENT FOR MANOR PARK PRIMARY SCHOOL* GREAT TRANSPORT LINKS* BEAUTIFULLY PRESENTED AND DESIGNED THROUGHOUT*

- Simply move in and enjoy this stunning late-Victorian three-bedroom family home, ideally positioned for excellent local schools, including the highly regarded Manor Park Primary Academy and Sutton Grammar School.
- Beautifully presented throughout and thoughtfully designed for modern family living, the accommodation comprises an enclosed porch, entrance hall, spacious open-plan living/dining room, and a stylish shaker-style kitchen featuring solid oak worktops.
- Upstairs, you will find three generously sized bedrooms and a beautifully appointed family bathroom, designed with both style and practicality in mind.
- Outside, to the rear is an easy to maintain terraced garden.
- The location is equally impressive, with a wide range of local amenities close at hand and excellent transport connections. Commuters will appreciate having three railway stations within a mile radius, along with several convenient bus routes providing easy access to Central London and surrounding areas.

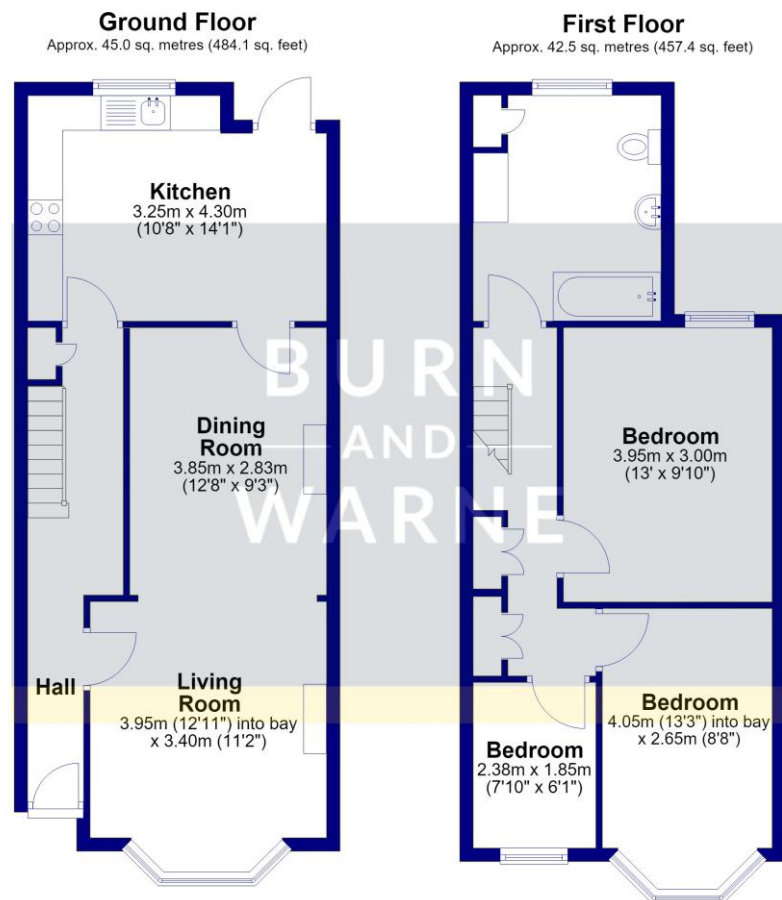
- Nearest Schools
- Manor Park Primary Academy – 0.2 miles
- Sutton Grammar School – 0.3 miles
- Robin Hood Junior School – 0.4 miles
- All Saints Benhilton CofE Primary School – 0.5 miles
- Nearest Transport Links
- Sutton (Surrey) Station – 0.5 miles
- Sutton Common Station – 0.7 miles
- West Sutton Station – 0.8 miles
- 154 Bus Route – West Croydon to Morden Underground Station
- 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.







Total area: approx. 87.5 sq. metres (941.5 sq. feet)

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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