



***NO CHAIN*THREE BEDROOMS *EDWARDIAN SEMI DETACHED *CLOSE TO SUTTON TRAIN STATION**

Cumnor Road, Sutton, SM2 5DW, £575,000 Offers Over Freehold

BURN – AND – WARNE

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About this property

*NO CHAIN*THREE BEDROOMS *EDWARDIAN SEMI DETACHED
*CLOSE TO SUTTON TRAIN STATION *93ft' REAR GARDEN* LOFT
ROOM WITH STEPS* A BLANK CANVASS* SOUTH SUTTON
LOCATION*

This charming Edwardian semi-detached family home, offered to the market with no onward chain and brimming with potential. Situated in the highly sought-after South Sutton area, this spacious three-bedroom property provides a fantastic opportunity for buyers looking to create their ideal family home.

Ideally located just a short walk from Sutton town Centre and Sutton mainline station, the property enjoys easy access to an excellent range of shops, cafés, restaurants and transport links, making commuting into London and the surrounding areas straightforward and convenient. The accommodation comprises an entrance hall, a spacious living/dining room, and a kitchen/breakfast room. On the first floor are three well-proportioned bedrooms and a family bathroom. Stairs lead to a useful loft room on the second floor, offering additional flexible space.

Outside, the property benefits from a superb rear garden measuring approximately 80ft, with outside WC. To the front, there is a garden area with potential to create off-street parking, subject to the necessary planning permissions.

Requiring some modernization throughout, this property represents a true blank canvas for those wishing to add value and personalize a home to their own taste and specification.

Key Features

- No Onward Chain
- Edwardian Semi-Detached Home
- Three Bedrooms
- Loft Room with Stair Access
- Approx. 93ft Rear Garden
- South Sutton Location
- Walking Distance to Sutton Station
- Close to Sutton High Street
- Scope for Modernization
- Potential for Off-Street Parking (STPP)

Nearest Stations

- Sutton Station – 0.2 miles
- Carshalton Beeches Station – 0.7 miles
- West Sutton Station – 0.9 miles

Bus Routes

- SL7 – West Croydon-Kingston to Heathrow
- 280 – Tooting to Belmont

Nearest Schools

- Manor Park Primary Academy – 0.3 miles
- Grove Road School – 0.3 miles
- Sutton Grammar School – 0.4 miles
- Devonshire Primary School – 0.4 miles

Viewing

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

Telephone: 020 8642 1234.







Cumnor Road, Sutton, SM2
Approx. Gross Internal Area 1281sq ft / 119sq 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, mis-statement or use of data shown.
Plan produced by AR Net Media-www.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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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