



A spacious three bedroom first floor conversion flat with garden

Ringstead Road, Sutton, SM1 4SJ, £400,000 to £425'000 Leasehold (127 years remaining)

BURN – AND – WARNE

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Guide Price £400,000–£425,000

Burn & Warne – Period First-Floor Conversion Flat | 80ft Private Rear Garden | Three Bedrooms | No Service Charges

The Property-

Situated conveniently for local shops, bus routes and both Sutton and Carshalton railway stations, this unique three-bedroom first-floor conversion flat offers an excellent combination of space, character and outdoor living.

For buyers looking for a house, or those wanting a property where pets can be accommodated, there are very few three-bedroom homes available within this price range. This attractive period conversion offers the best of both worlds, with spacious accommodation approaching 1,020 sq ft together with its own impressive 80ft private rear garden.

The well-proportioned accommodation includes a generous 14'1" x 13'1" living room, an 11'6" x 8'10" fitted kitchen, a substantial 14'1" x 12'2" main bedroom, a further bedroom, a study/additional third bedroom and a family bathroom.

Further benefits include no service charges, making this an appealing proposition for first-time buyers, families and those seeking an alternative to a traditional house.

Key Features:

Guide Price £400,000–£425,000

Period first-floor conversion flat

Three bedrooms

Approaching 1,020 sq ft of accommodation

Approximately 80ft private rear garden

Spacious room sizes

No service charges

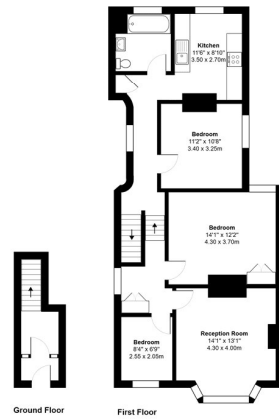
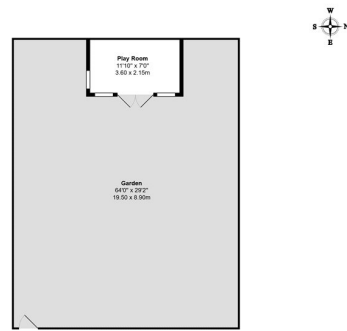
Convenient for local shops and bus routes

Close to Sutton and Carshalton railway stations

Pet-friendly potential







Ringstead Rd, Sutton SM1
Approx. Gross Internal Area 1030sq ft / 95.7sq meters
Whilst every attempt has been made to ensure the accuracy of the floor plans, all measurements, including those shown on the plans, are approximate 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.
Plan produced by AP Real Estate - www.aprealestate.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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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