



A Victorian Mid-Terraced Two Bedroom Cottage with courtyard garden

Harold Road, Sutton, Surrey, SM1 4HZ, £375,000 Freehold

BURN – AND – WARNE

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VICTORIAN COTTAGE | MID-TERRACED HOUSE | TWO BEDROOMS | COURTYARD GARDEN | CUL-DE-SAC | CLOSE TO LOCAL AMENITIES & MANOR PARK | NO ONWARD CHAIN

The Property-A charming two-bedroom Victorian cottage, ideally situated in a popular Sutton location. This delightful mid-terraced home combines period character with practical living accommodation and is set within a quiet cul-de-sac, making it an appealing choice for first-time buyers, couples or those looking for a characterful home.

The property retains a wealth of charm and offers a warm and inviting atmosphere throughout. The ground floor comprises a welcoming 11'2 x 10'7 living room, a separate 11'2 x 9'8 dining room, and a fitted kitchen with access to the rear courtyard-style garden. There is also a downstairs bathroom for added convenience.

Upstairs, the property provides two well-proportioned bedrooms, offering a practical layout for modern living.

Outside, the rear courtyard-style garden provides a private and manageable space, ideal for relaxing or entertaining.

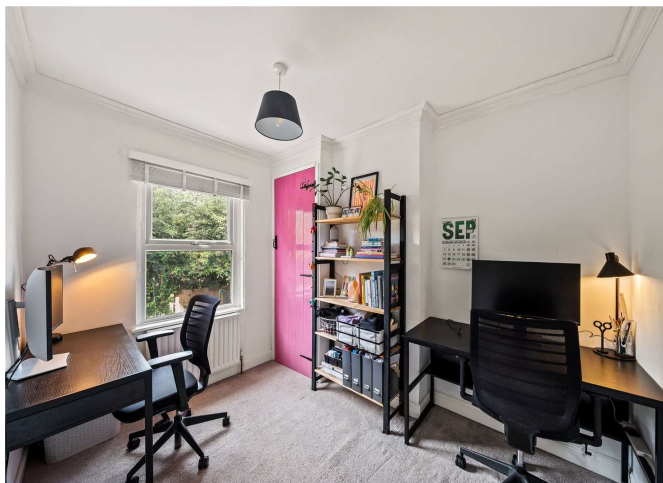
Location-The property is well positioned for Sutton's excellent range of local amenities, with shops, restaurants and everyday facilities all within easy reach. Manor Park is also close by, providing a pleasant green space for recreation and leisure.

For commuters, Sutton and Carshalton railway stations provide regular rail connections, while local bus services offer further travel options throughout Sutton and the surrounding areas.

Key Features:

- Charming two-bedroom Victorian cottage
- Mid-terraced house
- Characterful accommodation
- Quiet cul-de-sac location
- Private courtyard-style rear garden
- Fitted kitchen
- Downstairs bathroom
- Gas central heating
- Double glazing
- Close to local amenities and Manor Park
- Good transport links
- No onward chain
- On-road parking

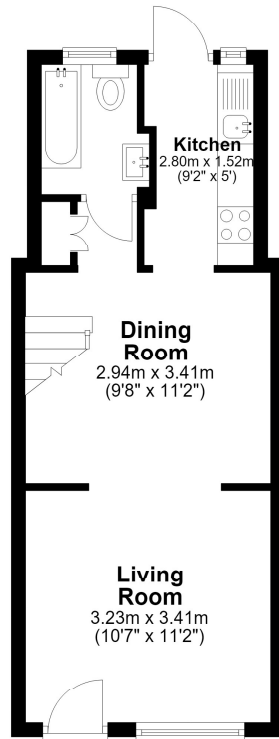
Further benefits include gas central heating, double glazing and the significant advantage of no onward chain, which may help provide a smoother and more straightforward purchase.





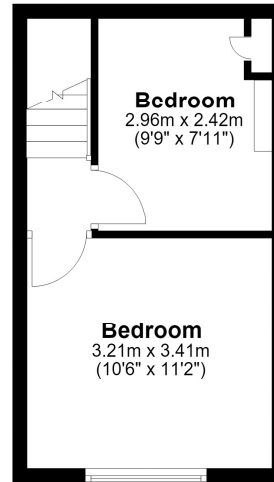
Ground Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.1 sq. feet)



Total area: approx. 51.3 sq. metres (552.4 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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