



*** FOUR-BEDROOM FAMILY HOME* TWO BATHROOMS* BEAUTIFULLY PRESENTED**

Connaught Road, Sutton, SM1 3PQ, £625,000 Freehold

BURN – AND – WARNE

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About this property

FOUR-BEDROOM FAMILY HOME* TWO BATHROOMS*
BEAUTIFULLY PRESENTED THROUGHOUT* POTENTIAL TO
EXTEND (STPP)* EXCELLENT SCHOOL CATCHMENT*
FANTASTIC TRANSPORT LINKS* OFF-STREET PARKING*
VENDOR SUITED*

This attractive and superbly presented four-bedroom, two-bathroom semi-detached family home is a must-view and offers spacious, versatile accommodation arranged over three floors. Ideally located on this sought-after road bordering Sutton and Carshalton, the property is within easy reach of a selection of highly regarded schools for all ages, as well as excellent local amenities and transport links.

The accommodation comprises a canopied porch leading into a welcoming entrance hall, a spacious living room, separate dining room and a fully fitted kitchen. The first floor offers three well-proportioned bedrooms and a beautifully presented family bathroom. Occupying the second floor is the impressive principal bedroom, complete with a large en-suite shower room.

Outside, the property benefits from a delightful level rear garden, featuring a patio area and a well-maintained lawn 94' x 22'. To the front, there is a block-paved driveway providing off-street parking for two cars.

The property also offers further potential to extend on the ground floor, subject to the necessary planning permissions, making this an excellent long-term family home.

For commuters, the location is particularly convenient, with several bus routes close by providing easy access to Morden Underground Station and the Northern Line. Carshalton railway station is also within easy reach, offering convenient links into Central London and the surrounding areas.

Nearest Schools

- Greenshaw High School – 0.2 miles
- Carshalton Boys Sports College – 0.3 miles
- Benhilton Primary School CofE – 0.5 miles

Nearest Stations

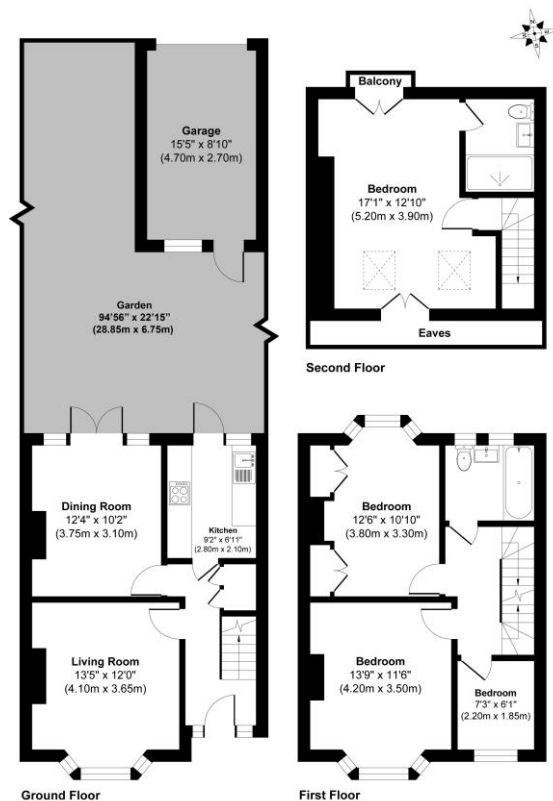
- Sutton Common Station – 0.7 miles
- Carshalton Station – 0.8 miles
- Sutton Station – 1.1 miles

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.
Telephone: 020 8642 1234.







Connaught Rd, Sutton SM1
 Approx. Gross Internal Area 1,212 sq. ft / 112.59 sq. 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 show.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	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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