



***A NO CHAIN PROPERTY * THREE BEDROOMS * TWO SHOWER**

Strathearn Road, Sutton, SM1 2RS, OFFERS OVER £485,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
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burnandwarne.co.uk

A NO CHAIN PROPERTY * THREE BEDROOMS * TWO SHOWER ROOMS* SOUGHT AFTER ROAD* CLOSE TO TRANSPORT LINKS* GREAT LOCATION FOR SCHOOLS* GOOD CONDITION THROUGHOUT* TOWN CENTRE ON YOUR DOORSTEP*

This is a fantastic opportunity to acquire a charming three-bedroom Victorian family home, ideally situated on a highly sought-after road close to Sutton Town Centre.

The well-presented accommodation comprises an inviting entrance hall leading to a open-plan living, dining, and kitchen reception area, downstairs shower roomr, a useful utility area provides access to the garden.

The first floor offers three generously sized bedrooms and a beautifully appointed family shower room.

Externally, the property benefits from a delightful rear garden, 46'3 x 18'10. In addition, the home offers excellent potential for further extension, subject to the necessary planning are within easy reach, while an excellent network of local bus services provides convenient transport links across the area.

Nearby Schools:

- Robin Hood Infants' School – 0.1 miles
- Robin Hood Junior School – 0.2 miles
- Homefield Preparatory School – 0.3 miles
- Sutton High School for Girls – 0.4 miles
- Sutton Grammar School – 0.4 miles

Nearest Stations:

- West Sutton Station – 0.2 miles
- Sutton Station – 0.5 miles
- Sutton Common Station – 0.7 miles

Local Bus Routes:

- 213: Sutton Garage to Kingston
- SL7: West Croydon to Heathrow

EPC Rating D

permissions.

Families will appreciate the property's location within the catchment area of several highly regarded schools, including a selection of primary, secondary, grammar, and independent schools. For commuters, both West Sutton and Sutton railway stations

Viewing

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

Telephone: 020 8642 1234







Strathearn Rd, Sutton SM1
 Approx. Gross Internal Area 889 sq. ft / 82.59 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, miss-statement or use of data show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 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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