



VENDOR SUITED • GROUND FLOOR CONVERSION

Thicket Road, Sutton, SM1 4PR, Guide Price £350,000 to £365,000 Share of Freehold

BURN – AND – WARNE

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About this property Guide Price £350,000 to £365,000

VENDOR SUITED • GROUND FLOOR CONVERSION
FLAT/MAISONNETTE • TWO DOUBLE BEDROOMS • SHARE OF
FREEHOLD • PRIVATE REAR GARDEN • CELLAR • OFF-STREET
PARKING • CENTRAL SUTTON LOCATION • EXCELLENT
SCHOOLS & TRANSPORT LINKS

Beautifully presented and ready to move straight into, this attractive two double bedroom ground floor conversion flat/maisonnette offers an excellent combination of generous living space, private outdoor space and a highly convenient central Sutton location.

From the moment you step inside, the property has a welcoming feel and has clearly been well maintained by the current owners.

The accommodation comprises a spacious entrance hall with access to a useful cellar, a bright and comfortable living room featuring French doors opening directly onto the private rear garden, and a stylish fitted kitchen/breakfast room.

There are two good-sized double bedrooms, with the main bedroom benefiting from its own en-suite shower room, while a separate modern family bathroom serves the rest of the accommodation.

Externally, the property continues to impress, with a private rear garden, together with off-street parking to the front.

The property is ideally positioned for access to Sutton town centre, where you will find an excellent selection of shops, cafés, bars and restaurants. There are also superb transport links nearby, with regular bus services and several mainline railway stations within easy reach, providing convenient connections to London and the surrounding areas.

For families, the location is particularly appealing, with several well-regarded schools close by, including:

Manor Park Primary Academy – 0.2 miles

Sutton Grammar School – 0.3 miles

All Saints Benhilton CofE Primary School – 0.5 miles

Greenshaw High School – 0.7 miles

Transport Links

Sutton Railway Station – 0.6 miles

Sutton Common Railway Station – 0.8 miles

Carshalton Railway Station – 0.8 miles

Bus routes including the 154 (West Croydon to Morden) and S1 (Banstead to Figges Marsh)

Overall, this is a fantastic opportunity to acquire a beautifully presented two double bedroom home with a private garden, parking and share of freehold, all within easy reach of Sutton town centre and excellent local amenities, schools and transport links.

Early viewing is highly recommended.

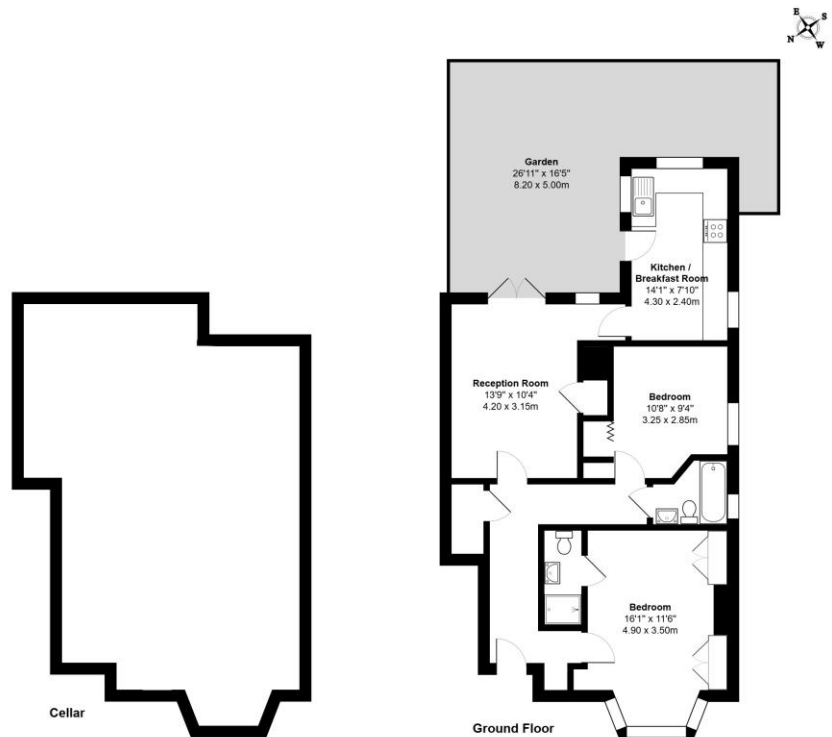
Viewing

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

Telephone: 020 8642 1234.







Thicket Rd, Sutton SM1
Approx. Gross Internal Area 781sq ft / 72.6sq 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.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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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