

BEAUTIFULLY PRESENTED * THREE-BEDROOM END TERRACED FAMILY HOME *

Prince of Wales Road, Sutton, SM1 3PA, £550,000 Freehold

BURN – AND – WARNE

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About this property

BEAUTIFULLY PRESENTED * THREE-BEDROOM END-TERRACED FAMILY HOME * SOUGHT-AFTER LOCATION * EXCELLENT FOR SCHOOLS & TRANSPORT LINKS * SPACIOUS FAMILY ACCOMMODATION * 16FT VAULTED CEILING CONSERVATORY * 32FT REAR GARDEN * LARGE SUMMER HOUSE * OFF-STREET PARKING *

This beautifully presented three-bedroom semi-detached family home is one that really deserves to be viewed. Ideally situated on a sought-after road on the borders of Sutton and Carshalton, the property offers excellent family accommodation throughout and is perfectly positioned for a range of highly regarded schools, transport links and local amenities.

The ground floor comprises entrance hall, living room and an impressive open-plan kitchen leading through to a stunning 16ft conservatory featuring a vaulted ceiling, creating a fantastic light and airy family space overlooking the rear garden.

Upstairs, there are three good-sized bedrooms and a stylishly designed family bathroom.

Outside, the property benefits from a level 61ft rear garden, complete with a large summer house, . To the front, there is convenient off-street parking.

The location is particularly appealing for families, with several excellent schools for all age groups within easy reach, including Greenshaw High School, Carshalton Boys Sports College and Benhilton CofE Primary School.

For commuters, the property is also extremely well positioned, with three local railway stations within approximately one mile, providing links towards London and surrounding areas. Morden Underground Station is also easily accessible via several local bus routes, making this an excellent location for those travelling into the city and beyond.

A wide range of local shops, amenities and major supermarkets are also within easy reach.

NEAREST STATIONS

Sutton Common Station – 0.7 miles

Carshalton Station – 0.8 miles

Hackbridge Station – 1.0 mile

NEAREST SCHOOLS

Greenshaw High School – 0.1 miles

Carshalton Boys Sports College – 0.2 miles

Rushy Meadow Primary Academy – 0.3 miles

Muschamp Primary School and Language Opportunity Base – 0.4 miles

All Saints Benhilton CofE Primary School – 0.6 miles

Viewing

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

Telephone: 020 8642 1234.









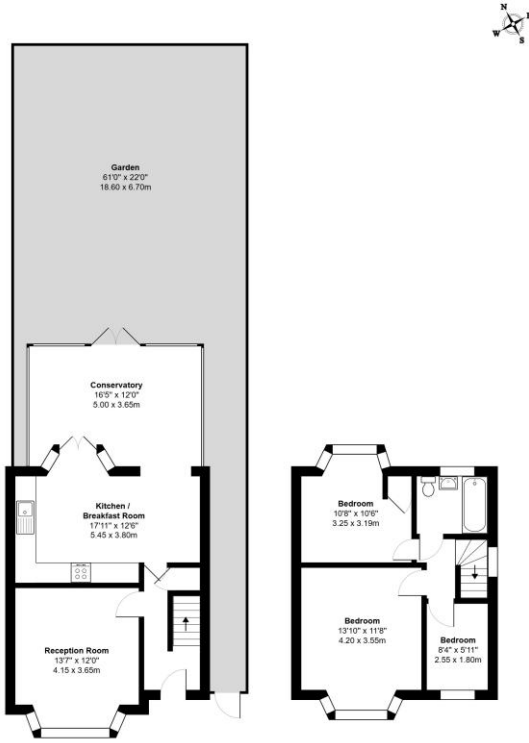






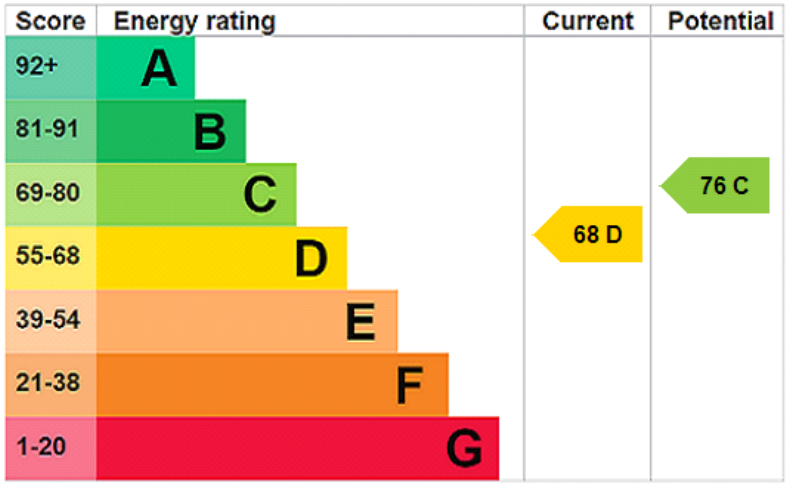






Prince of Wales Road, Sutton, SM1
Approx. Gross Internal Area 1033sq ft / 96sq meters

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 shown.
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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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