

CLOSE TO GREENSHAW HIGH SCHOOL* SEMI-DETACHED* THREE DOUBLE BEDROOMS *

Grennell Road, Sutton, SM1 3DX, £575,000 Freehold

BURN – AND – WARNE

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About this property

CLOSE TO GREENSHAW HIGH SCHOOL* SEMI-DETACHED* THREE DOUBLE BEDROOMS * CONSERVATORY * GOOD CONDITION * FANTASTIC TRANSPORT LINKS*

Ideally situated in a sought-after location just a short walk from Greenshaw High School, this well-presented family home offers spacious and versatile accommodation throughout.

The ground floor comprises an enclosed porch, welcoming hallway, fitted kitchen, useful utility room, comfortable living room and a stylish conservatory overlooking the rear garden.

Upstairs, there are three generous double bedrooms and a family bathroom.

Outside, the rear of the property benefits from a pleasant private garden, while to the front there is a block-paved driveway providing off-street parking for up to two cars.

The location is particularly appealing to families, with a fantastic selection of schools for all ages nearby, including primary, secondary, grammar and private schools.

For commuters, the property is also exceptionally well placed, with a local bus service close by and three mainline railway stations within approximately 1.1 miles, making travel into London and the surrounding areas convenient.

Nearest Schools

Greenshaw High School – 0.1 miles

All Saints Benhilton CofE Primary School – 0.4 miles

Carshalton Boys Sports College – 0.5 miles

Sutton Grammar School – 0.7 miles

Nearest Train Stations

Sutton Common Station – 0.5 miles

Carshalton Station – 0.9 miles

Sutton (Surrey) Station – 1.1 miles

Viewing

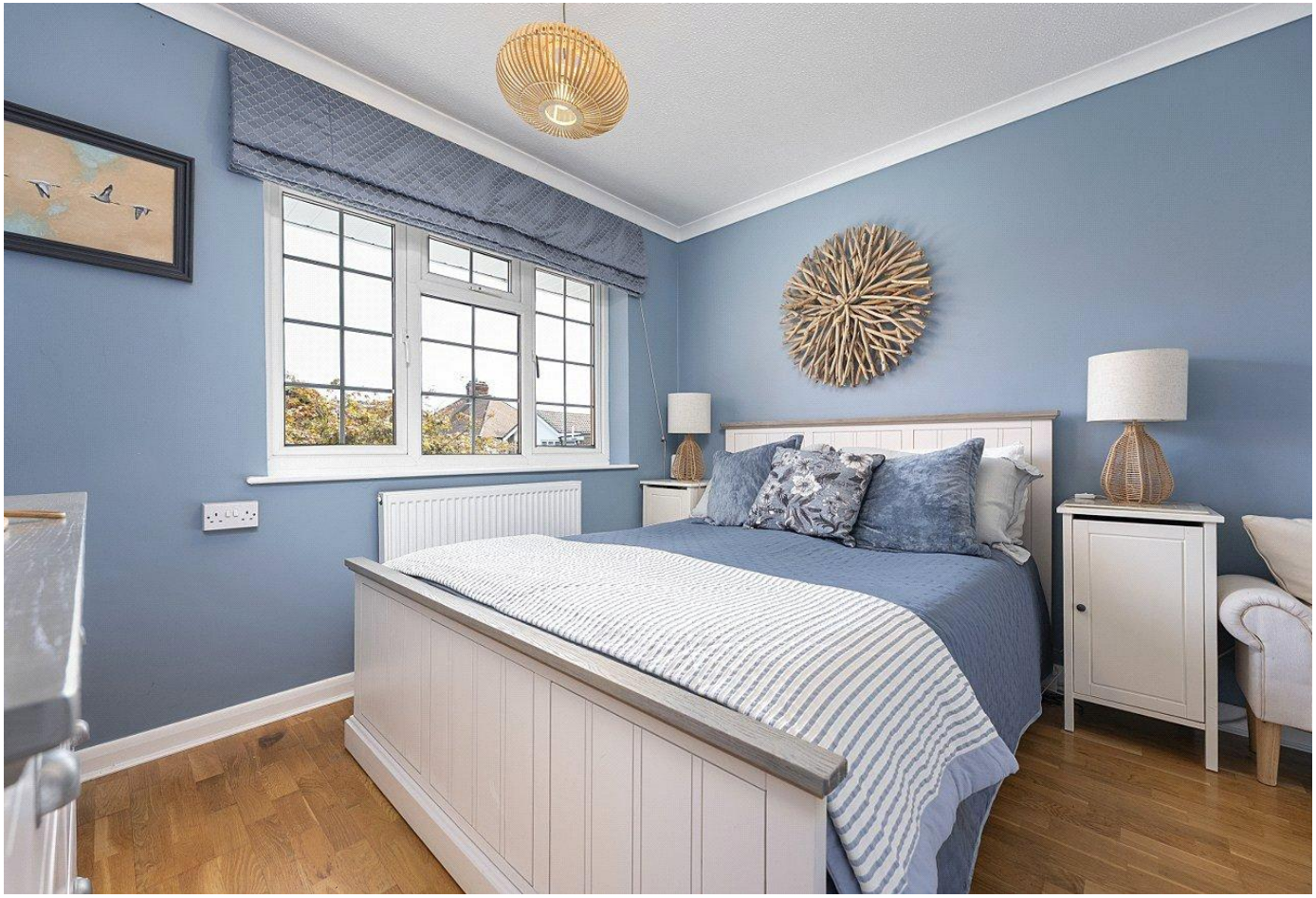
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.









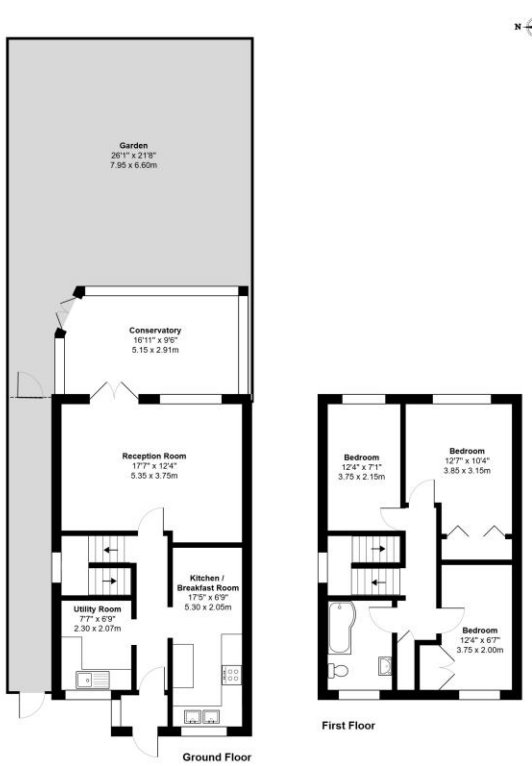






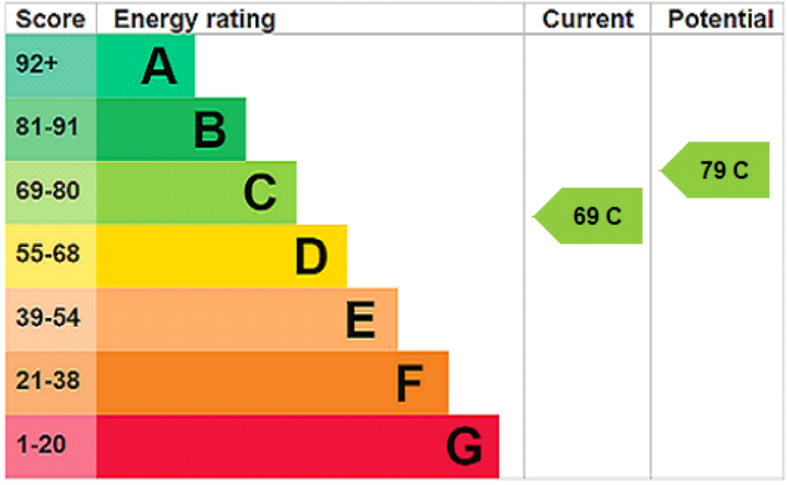






Grennell Rd, Sutton SM1
Approx. Gross Internal Area 1203sq ft / 111,8sq meters

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.
Plan produced by AR Net Media - www.arnetmedia.uk



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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