



A development/extension opportunity in prestigious location

Cheviot Close, Sutton, SM2 5SB, £800,000 Freehold

BURN – AND – WARNE

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Burn And Warne – South Sutton Located within this prestigious and highly regarded cul-de-sac, just off The Gallop in the heart of South Sutton, Burn & Warne are delighted to offer for sale this three-bedroom detached property, occupying a generous plot with excellent potential for enlargement and redevelopment, subject to the necessary planning consents (STPP).

The Property- Currently arranged as a three-bedroom detached home, the property occupies a particularly good-sized plot with a substantial rear garden measuring approximately 62'0 x 57'0.

The generous plot and existing layout provide an exciting opportunity for developers, investors or owner-occupiers to create a significantly larger detached family home, with obvious potential for both side and rear extensions, subject to planning permission.

There are also several examples of properties within the immediate area that have previously been extended and enhanced, further highlighting the potential this property offers.

The existing accommodation comprises:

Ground Floor

21'0 x 13'0 reception room

15'9 x 14'9 kitchen

11'4 x 8'6 dining room

11'10 x 7'7 study/bedroom three

Ground floor bathroom

First Floor

14'3 x 13'3 bedroom

14'3 x 13'0 bedroom

Separate shower room

Outside- The property benefits from ample driveway parking, an attached 11'8 x 10'8 garage, and a particularly generous plot with an approximate frontage/width of 57'0 and depth of 62'0.

The substantial rear and side garden further enhances the property's extension potential and offers considerable scope to create a larger and more impressive family home.

Summary-

Detached properties on generous plots in South Sutton are rarely available, particularly in such a sought-after location. The surrounding area is well established, with many properties having been significantly extended and improved, while house prices in this part of South Sutton sit within a higher-value bracket.







Cheviot Cl, Sutton SM2

Approx. Gross Internal Area 1313sq ft / 122sq 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 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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