

OWNER SUITED * THREE/FOUR-BEDROOM SEMI-DETACHED FAMILY HOME

Surrey Grove, Sutton, SM1 3PW, £625,000 Freehold

BURN – AND – WARNE

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RESERVED
for
GRANDS

OWNER SUITED * THREE/FOUR-BEDROOM SEMI-DETACHED FAMILY HOME * SOUGHT-AFTER LOCATION * EXCELLENT SCHOOLS & TRANSPORT LINKS * SPACIOUS FAMILY ACCOMMODATION * 70FT REAR GARDEN * OFF-STREET PARKING*

This beautifully presented three/four-bedroom semi-detached family home is a property that truly deserves to be viewed. Ideally positioned in a sought-after road on the borders of Sutton and Carshalton, this attractive home offers spacious and versatile accommodation, making it an excellent choice for growing families. The property is ideally located for a range of highly regarded schools, convenient transport links and a variety of local amenities.

The ground floor comprises an enclosed porch leading into an entrance hall, a spacious living/dining room and a fitted kitchen with access to a lean-to conservatory. There is also the added benefit of a fourth bedroom, complete with an en-suite cloakroom, providing flexible accommodation for guests, older children or those working from home.

On the first floor, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a level rear garden extending to approximately 70ft. To the front, there is convenient off-street parking, along with bike storage accessed via a roller garage door.

The location is particularly appealing for families, with several well-regarded schools within easy reach, including Greenshaw High School, Carshalton Boys Sports College and Benhilton CofE Primary School. Rushy Meadow Primary Academy and Muschamp Primary School are also nearby.

For commuters, the property is exceptionally well positioned, with Sutton Common, Carshalton and Hackbridge railway stations all within approximately one mile, providing convenient connections towards London and surrounding areas. Morden Underground Station is also accessible via local bus services, including the 157 route, offering further travel options.

A variety of local shops, everyday amenities and major supermarkets are also conveniently located nearby.

NEAREST RAILWAY STATIONS

Sutton Common Station – approximately 0.7 miles

Carshalton Station – approximately 0.8 miles

Hackbridge Station – approximately 1.0 mile

LOCAL BUS ROUTES

Route 157 – connecting Morden Underground Station and Crystal Palace

NEAREST SCHOOLS

Greenshaw High School – approximately 0.1 miles

Carshalton Boys Sports College – approximately 0.2 miles

Rushy Meadow Primary Academy – approximately 0.3 miles

Muschamp Primary School and Language Opportunity Base – approximately 0.4 miles

All Saints Benhilton CofE Primary School – approximately 0.6 miles

An excellent opportunity to acquire a spacious and versatile family home in a popular Sutton and Carshalton border location, with a generous rear garden, off-street parking and excellent access to local schools and transport links

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

Telephone: 020 8642 1234.

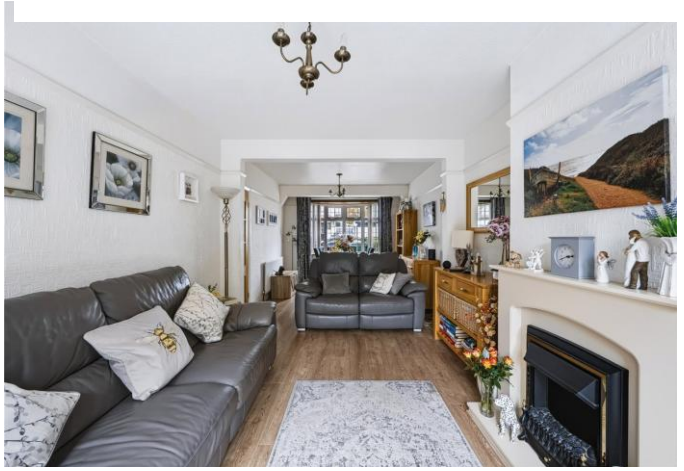








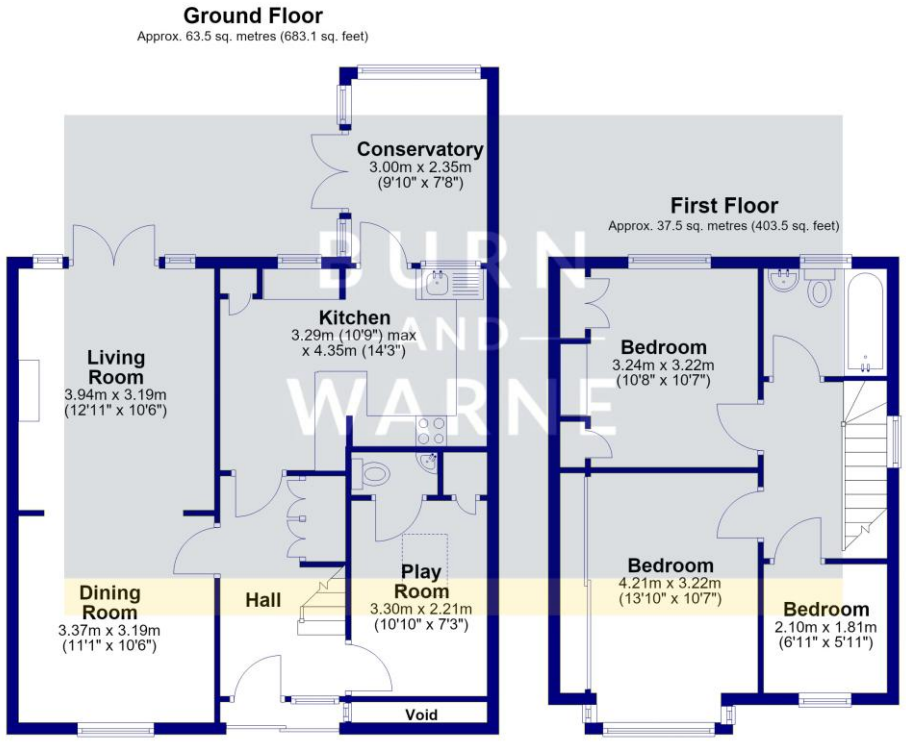






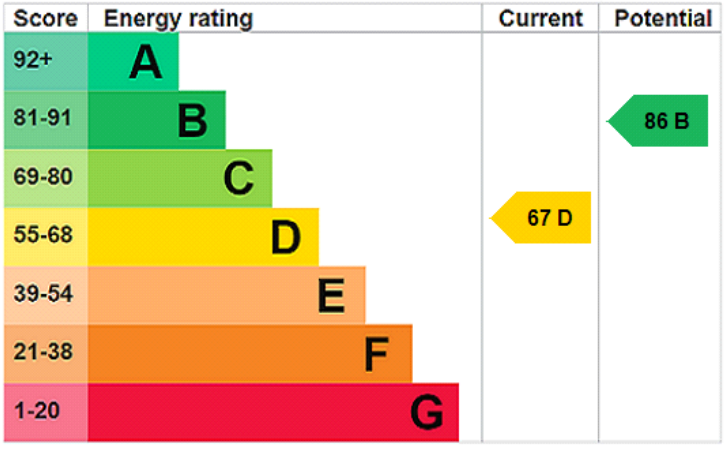






Total area: approx. 100.9 sq. metres (1086.5 sq. feet)





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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