

NO ONWARD CHAIN * THREE DOUBLE BEDROOMS * TWO BATHROOMS *

All Saints Road, Sutton, SM1 3DH, £500,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

About this property

NO ONWARD CHAIN | THREE DOUBLE BEDROOMS | TWO BATHROOMS | SOUGHT-AFTER LOCATION | EXCELLENT SCHOOLS | CONVENIENT TRANSPORT LINKS | OFF-STREET PARKING FOR 2–3 CARS

Situated in the highly sought-after All Saints Road, this attractive and versatile three double bedroom family home is offered to the market with NO ONWARD CHAIN. Ideally located for a range of well-regarded local schools and excellent transport connections, the property offers spacious and flexible accommodation, a pleasant rear garden and the added benefit of off-street parking for two to three vehicles.

Upon entering, you are welcomed by an entrance hall leading to the fitted kitchen and a generous living/dining room. This bright and spacious reception area, with doors opening into the conservatory, enjoys views over the rear garden and provides valuable additional living space.

A particularly appealing feature of the property is the third double bedroom situated on the ground floor, complete with its own en-suite shower room. This versatile space would be ideal for guests, older children, extended family or those seeking the convenience of ground-floor accommodation.

The first floor offers two further well-proportioned double bedrooms, together with a family bathroom.

Externally, the property benefits from a lovely lawned rear garden. To the front, there is off-street parking for approximately two to three vehicles, a highly desirable feature for family buyers.

The location is equally impressive, with a selection of highly regarded schools within easy reach, catering for a variety of age groups. Commuters are also well catered for, with several local bus routes nearby and three railway stations all within approximately one mile, offering convenient connections to surrounding areas and beyond.

NEAREST TRAIN STATIONS

Sutton Common Station – approximately 0.4 miles

West Sutton Station – approximately 0.9 miles

Sutton Station – approximately 1.0 mile

LOCAL BUS ROUTES

Route 154 – Morden Underground Station to West Croydon

Route 280 – Tooting to Belmont via Sutton

NEAREST SCHOOLS

All Saints Benhilton CofE Primary School – approximately 0.2 miles

Greenshaw High School – approximately 0.3 miles

Sutton Grammar School – approximately 0.6 miles

Manor Park Primary Academy – approximately 0.7 miles

Combining three genuine double bedrooms, two bathrooms, flexible living accommodation, off-street parking and a highly convenient location, this appealing family home offers an excellent opportunity for a variety of buyers. With the added advantage of NO ONWARD CHAIN, 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.









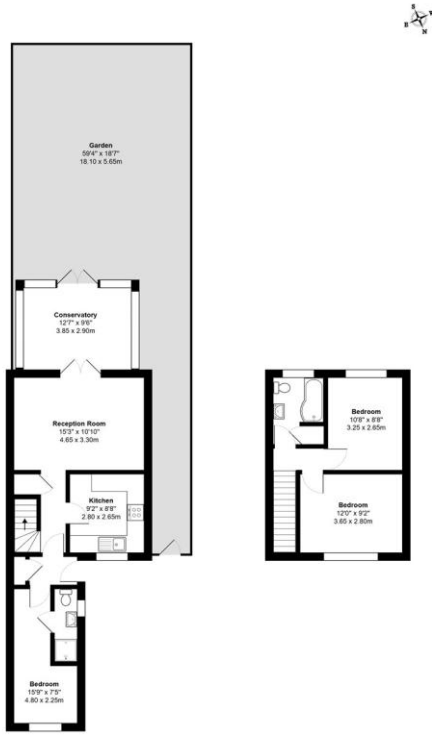






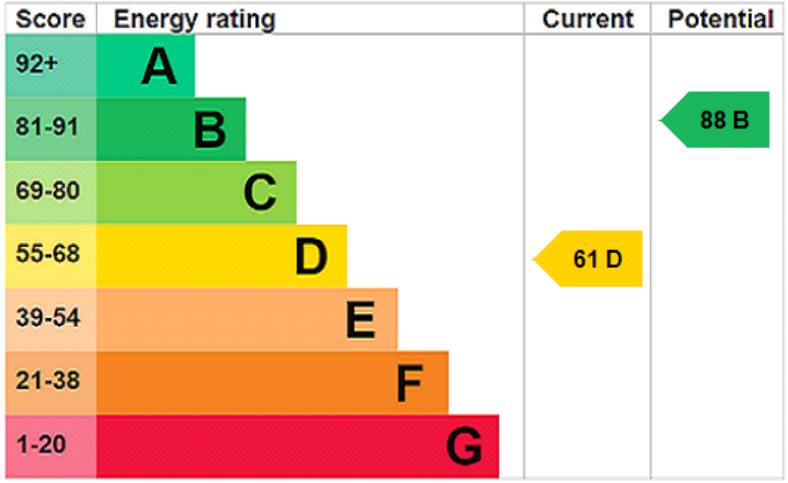






All Saints Rd, Sutton SM1
Approx. Gross Internal Area 906sq ft / 84.1sq meters

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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