



£375,000

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Meadow Close, Sutton, SM1 3LP



Train Stations

Sutton Common 0.25 miles

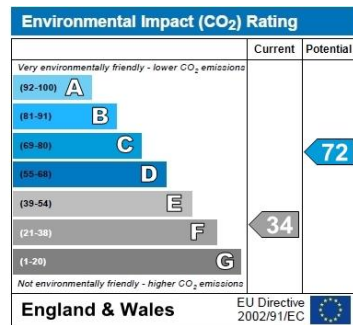
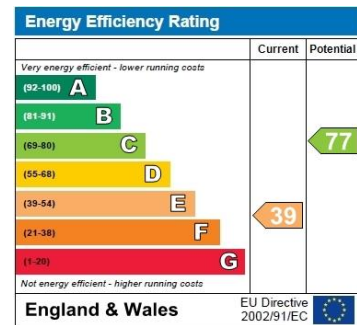
Nearest Schools

Greenshaw Secondary 0.1 miles
All Saints Primary 0.2 miles

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing arrangements

If you would like to make an offer or to arrange a viewing call the sales team on **0208 642 1234**



- **Character Terraced House**
- **Two Bedrooms**
- **16'6 x 16'6 Living Room**
- **11'9 x 8'0 Kitchen Diner**
- **Gs Central Heating**
- **Part Double Glazing**
- **Conservation Area Location**
- **75'0 Rear Garden**
- **Chain Free**

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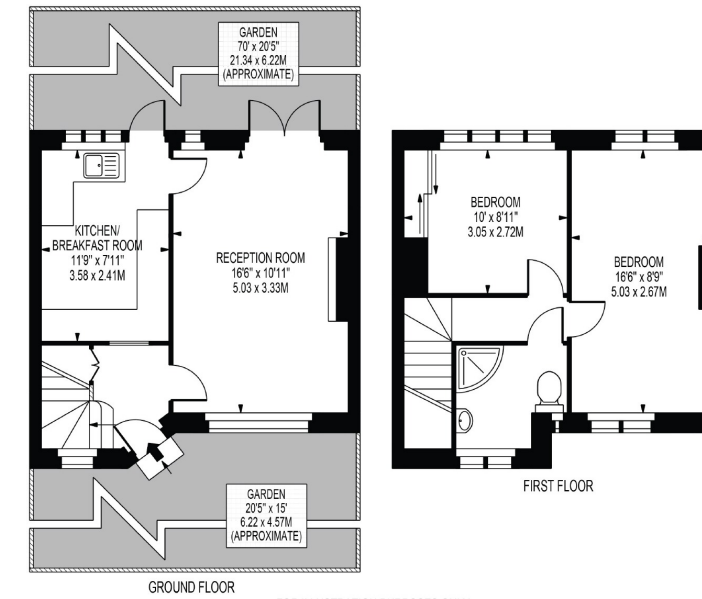
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A two bedroom house of great character in a superb location overlooking a central green within the sought after Sutton Conservation area. The accommodation includes a 16'6 x 11'0 living room, an 11'9 x 8'0 kitchen diner, two double bedrooms and a family bathroom. The house is partly double glazed and has gas central heating but internal modernisation in required. The rear garden is around 75'0. Chain Free

Vendor's opinion ””

MEADOW CLOSE APPROXIMATE GROSS INTERNAL FLOOR AREA: 674 SQ FT - 62.62 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Accommodation

- Entrance Hall**
- Living Room 16'6 x 11'0 (5.03m x 3.35m)**
- Kitchen Diner 11'9 x 8'0 (3.58m x 2.44m)**
- First Floor Landing**
- Bedroom 1 16'6 x 8'9 (5.03m x 2.67m)**
- Bedroom 2 10'0 x 9'0 (3.05m x 2.74m)**
- Bathroom**
- Rear Garden**

