



£525,000

burn&warne

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Worcester Road, Sutton, SM2 6PU



**Train Stations**

Sutton 0.25 miles  
Cheam 1.1 miles

**Nearest Schools**

'Overton Grange' 0.2 miles  
'Devonshire' 0.3 milkes

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**



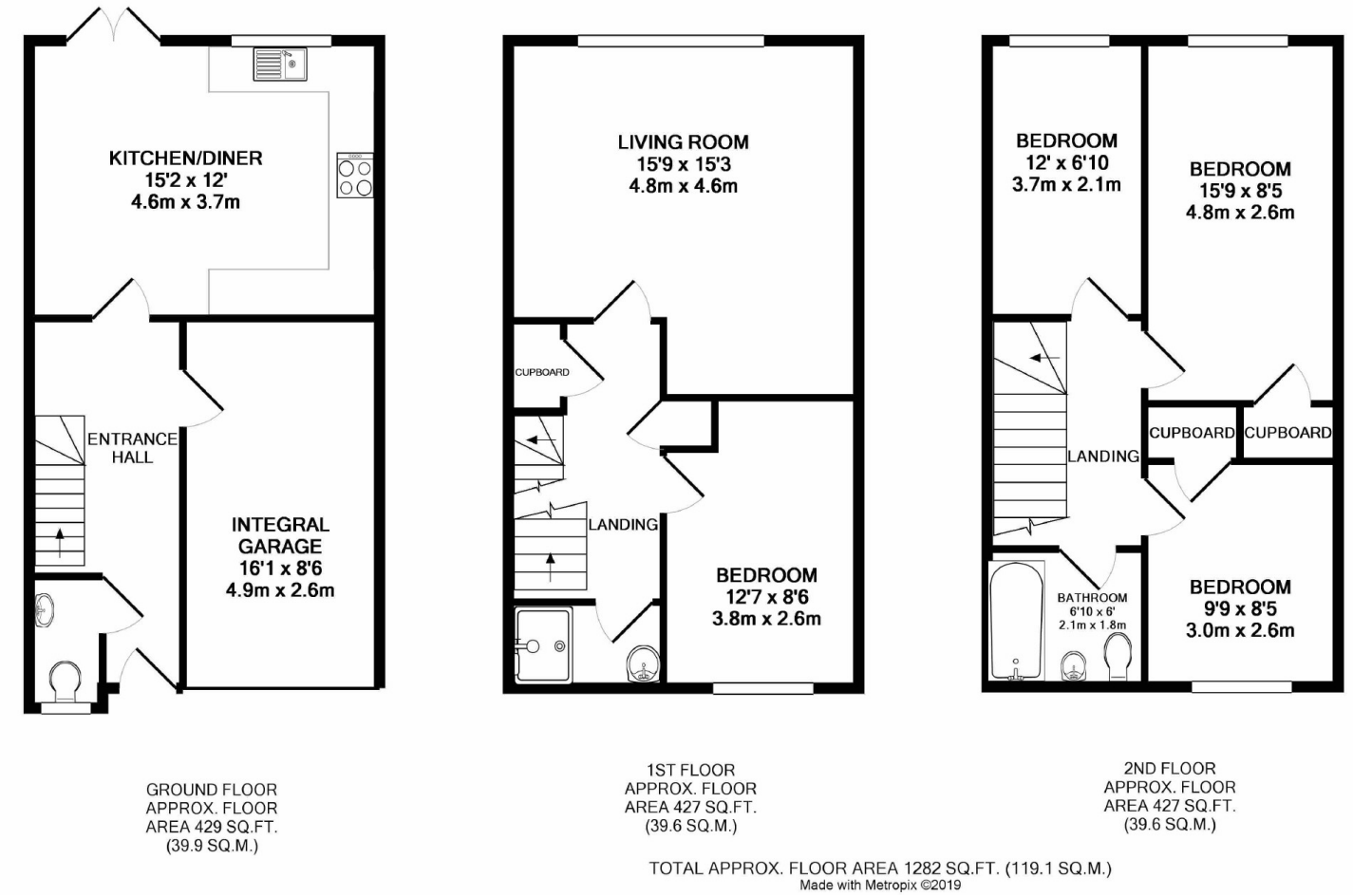
- **Four Bedrooms**
- **Two Bathrooms**
- **Excellent Order**
- **Double Glazing**
- **Central Heating**
- **Garage**
- **Driveway**

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**Worcester Road, Sutton, SM2 6PU**

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A superbly presented four bedroom/two bathroom townhouse, in a highly regarded road within a short distance of Sutton rail station and the town centre and in excellent internal order.

The ground floor accommodation includes a 15'2 x 12'0 modern kitchen diner and a downstairs cloakroom. On the second floor is a 15'9 x 15'3 living room, a 12'7 x 8'6 bedroom and a luxury shower room. The second floor has three further bedrooms and a contemporary family bathroom.

Further benefits include double glazing, central heating, garage (ideal for converting), patio garden with rear access and driveway parking

Vendor's opinion ””

## Accommodation

**Entrance Hall**

**Downstairs Cloakroom**

**Kitchen Dining Room 15'2 x 12'0 (4.62m x 3.66m)**

**First Floor Landing**

**Living Room 15'9 x 15'3 (4.80m x 4.65m)**

**Bedroom 12'7 x 8'6 (3.84m x 2.59m)**

**Shower Room**

**Second Floor Landing**

**Bedroom 15'9 x 8'5 (4.80m x 2.57m)**

**Bedroom 12'0 x 6'10 (3.66m x 2.08m)**

**Bedroom 9'9 x 8'5 (2.97m x 2.57m)**

**Family Bathroom**

**Rear Garden**

**Garage**

**Driveway Parking**

