

Burleigh Road, Sutton
Guide Price: £700,000

Freehold





Burleigh Road, Sutton

Guide Price: £700,000 *Freehold*

Situated on a bold corner plot, this property offers scope for extension/conversion of the existing double garage (STPP).

The accommodation is generous throughout with a porch, wide entrance hall. There is a front facing lounge with a feature fireplace and a cosy rear dining room with patio doors leading to the rear garden. The L shaped kitchen benefits from an ample range of base and eye level units, also with a utility area. To complete the ground floor, there is a downstairs WC.

The first floor has a large landing, which could be made into a study area. Currently there is a large four-piece sumptuous family bathroom, with two double bedrooms and a third bedroom.

Externally, there is a large driveway for multiple vehicles. A detached double garage, which could be converted (STPP). The rear garden has a patio area which is ideal for summers entertaining, with a further lawn area. An early viewing is recommended to appreciate the space available.



Council Tax Band D

EPC C

Entrance Hall

Living Room

17'5" x 11'2" (5.3m x 3.4m)

Dining Room

11'2"x10'6" (3.4mx3.2m)

Utility Room

7'11"x6'7" (2.41mx2m)

Kitchen

13'5"x7'7" (4.1mx2.3m)

Garage One

16'9"x8'3" (5.1mx2.51m)

Garage Two

19'2"x8'11" (5.84mx2.72m)

Bedroom One

14'5"x11'2" (4.4mx3.4m)

Bedroom Two

13'5"x11'2" (4.1mx3.4m)

Bedroom Three

8'7"x6'7" (2.62mx2m)

Bathroom

13'5"x7'8" (4.1mx2.34m)



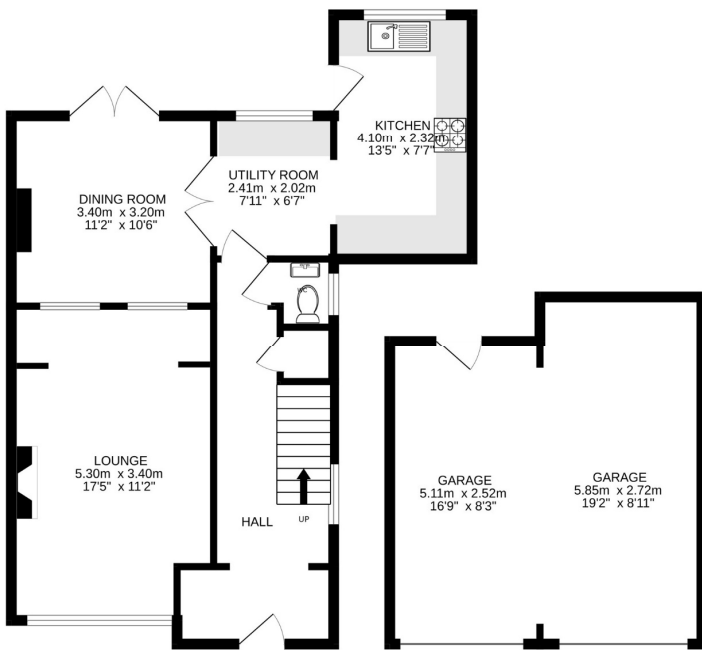




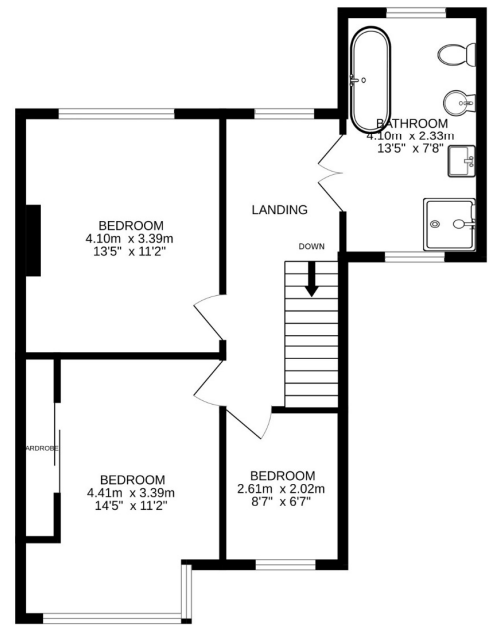


- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



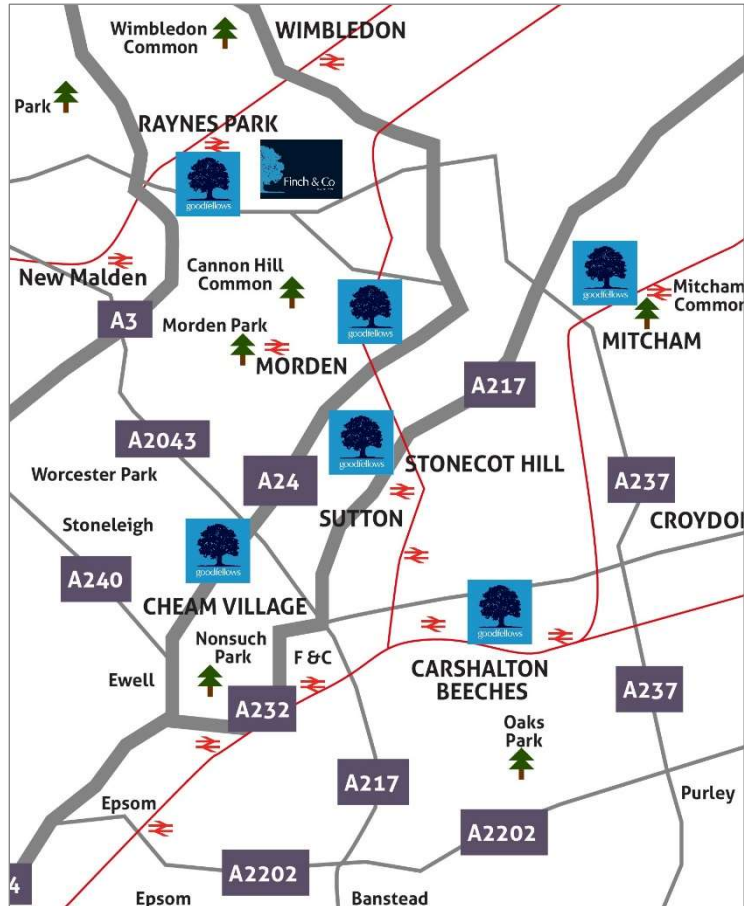
Ground floor
84.6 sq.m. (910 sq.ft.) approx.



1st floor
52.9 sq.m. (569 sq.ft.) approx.

TOTAL FLOOR AREA : 137.4 sq.m. (1479 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

Goodfellows Branch Network



Local Authority

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

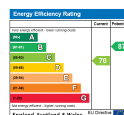
Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

T: 020 8335 3535

sutton@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch