



Goodfellows - Carshalton Beeches

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

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www.goodfellows.co.uk

Burnell Road, Sutton, SM1

**Asking Price:
£425.000**



Overview...

Spacious Accommodation

- Over 1000 sq ft (98.5 sq. m)

Private Garden

Allocated Parking &

Garage En-bloc

In need of cosmetic updating

No Onward Chain

Council Tax Band: C

EPC Rating: C



Our view...

This extended ground floor period conversion offers over 1000 ft² (98.5 sq²) of flexible accommodation. This includes a fitted kitchen, which is open to a bright, double aspect living room with bi-folding doors, two double bedrooms, bathroom, and an additional room off the living room which could be utilised as a third bedroom, dining room or further reception space. Outside is a south facing private garden, an allocated parking space and a garage en-bloc. The lease will be extended to 999 years on completion, and the property is being sold with no onward chain.

Located in central Sutton, the property is within walking distance of the high street providing easy access to a varied choice of supermarkets, high street and independent shops, restaurants and amenities. There are a number of bus routes nearby, and both Sutton Common and Sutton train stations are within 0.6 miles, providing plenty of options for direct travel to Central London. The area is renowned for its excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools including Sutton Grammar School, Manor Park Primary School and All Saints Benhilton.

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

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Entrance Hall

Part glazed front door with sidelights, coved ceiling, dado rail, under stairs storage cupboard housing meters, wood flooring.



Bedroom Two

10'3" x 11'10" (3.12m x 3.6m)

Double glazed window to the front aspect, coved ceiling, dado rail, wood laminate flooring.

Bedroom One

11'10" x 14'5" (3.6m x 4.4m)

Double glazed splay bay window to the front aspect, coved ceiling, picture rail, dado rail, wood laminate flooring.

Living Room

16'5" x 19'8" (5m x 6m)

Double glazed bi-fold doors to the rear aspect, double glazed french doors to the side aspect, wood laminate flooring. Open to:





Your View...



Kitchen

13' x 9'10" (3.96m x 3m)

Double glazed window to the rear aspect, range of wall and base units with contrasting worktops, stainless steel sink and drainer, tiled splashback, integrated oven and five ring gas hob, space for washing, dishwasher and fridge freezer, wall mounted Ideal combination boiler.

Bedroom Three/Reception Room

14'1" x 15' (4.3m x 4.57m)

Part glazed doors and windows to living room, coved ceiling, dado rail, feature fireplace, wood flooring.

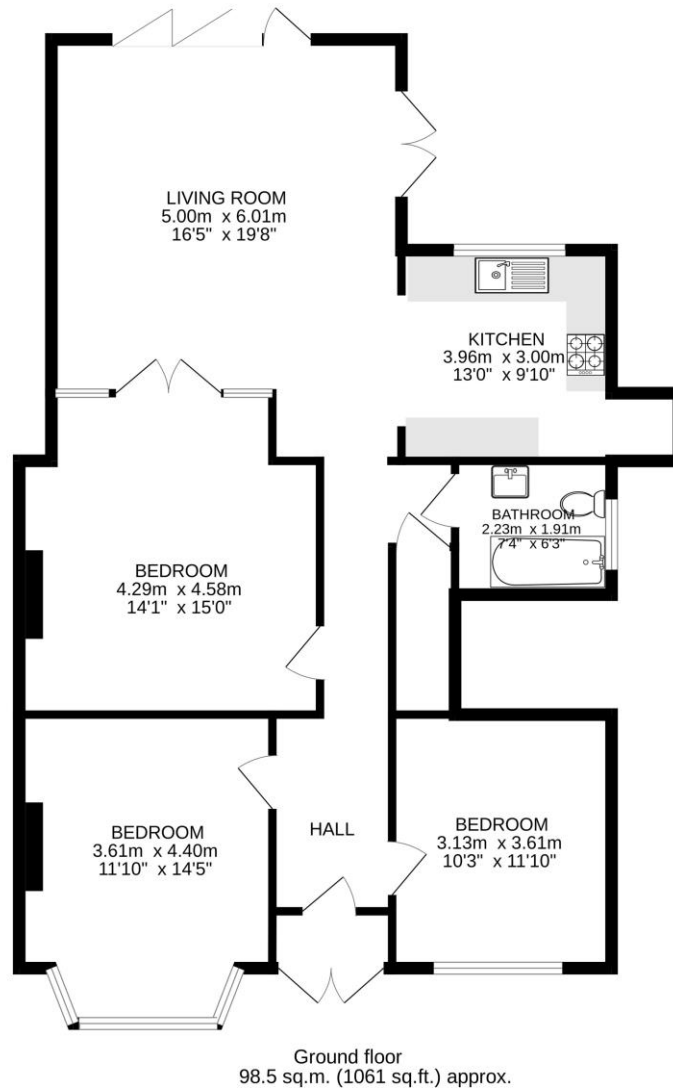
Bathroom

7'4" x 6'3" (2.24m x 1.9m)

Obscure double glazed window to the side aspect, coved ceiling, fully tiled, shower above enclosed bath, hand basin vanity unit, WC, heated towel rail.

Outside

Enclosed private rear garden, paved patio, storage, garden shed. Allocated parking space to the front, and garage en-bloc.



TOTAL FLOOR AREA : 98.5 sq.m. (1061 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority

London Borough of Sutton

Referral Fee's

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

Fixtures & Fittings

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

All Measurements

All Measurements are Approximate

Floorplan Clause

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For full EPC please contact the branch

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