

Burnell Road, Sutton, SM1 4EE

GUIDE PRICE £300,000 - £315,000 Few apartments come to market that offer as much as Burnell Road. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family and friends or grabbing some breakfast before work.

So, what about the rest of the property? Well, you'll certainly not be disappointed with the lovely modern kitchen that has more than enough space to cook up a storm in and what's more, the property also comes with an additional utility room which is a rare find in an apartment!

When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace. The second bedroom is also a fantastic size and one which is perfect for when or friends stay and is certainly big enough for you to also set up your home office in, which is invaluable in this day and age. All the rooms are served by a modern family bathroom that you can really relax in after a hard day of zoom calls! We have to mention location as you really are in the centre of it all here, being in central Sutton, with a vast selection of shopping facilities, restaurants and bars, and both Sutton Common and Sutton mainline station whizzing you up to town in no time at all.

Any downsides? If you consider the property also has allocated parking and the additional benefit of the loft for storage, we're struggling to find any!



SECOND FLOOR

Hallway

Living/Dining Room 13'00 x 12'10 (3.96m x 3.91m)

Kitchen

7'1 x 5'11 (2.16m x 1.80m)

Bathroom

6'1 x 5'7 (1.85m x 1.70m)

Bedroom

16'2 x 8'00 (4.93m x 2.44m)

Bedroom

15'11x8'5 (4.85mx2.57m)

OUTSIDE

Allocated Parking

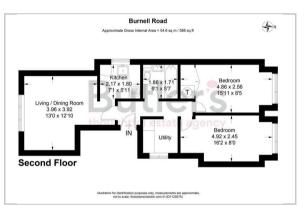
Communal Gardens



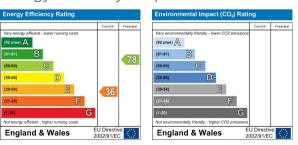
Area Map



Floor Plan



Energy Efficiency Graph



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