



Price
£650,000

Freehold

3x  1x  2x 

**Burleigh Road, Sutton,
Surrey, SM3**

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 17'1 x 11'1 (5.21m x 3.38m)

Dining Room: 11'0 x 11'0 (3.36m x 3.36m)

Kitchen: 13'6 x 7'4 (4.12m x 2.24m)

Utility Area: 7'6 x 6'4 (2.29m x 1.93m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'3 x 8'8 (4.35m x 2.64m)

Bedroom 2: 13'3 x 10'11 (4.04m x 3.33m)

Bedroom 3: 8'4 x 6'7 (2.54m x 2.01m)

Bathroom: 13'6 x 7'4 (4.12m x 2.24m)

OUTSIDE

Front Garden

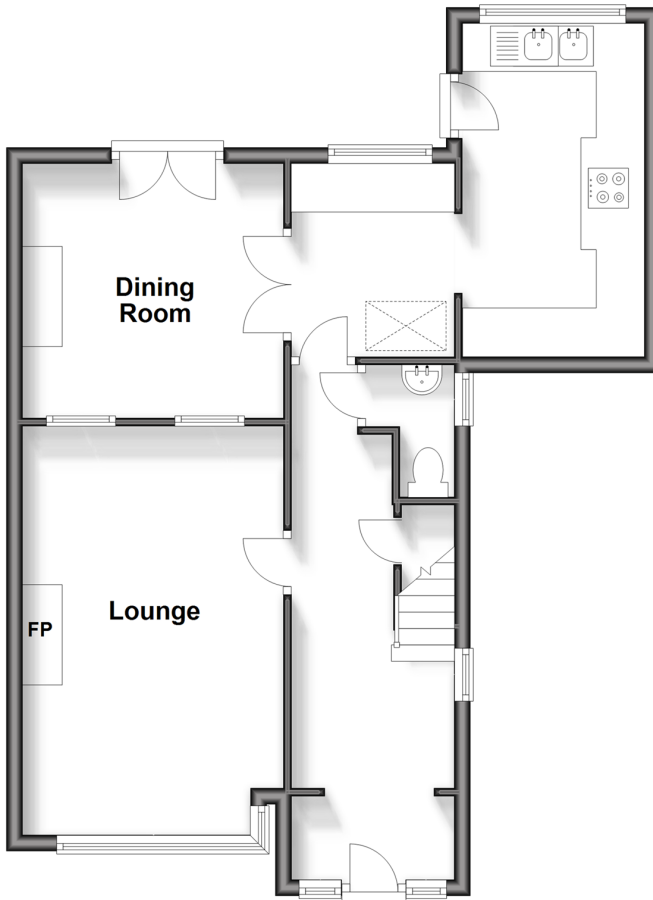
Driveway

Garage

Rear Garden

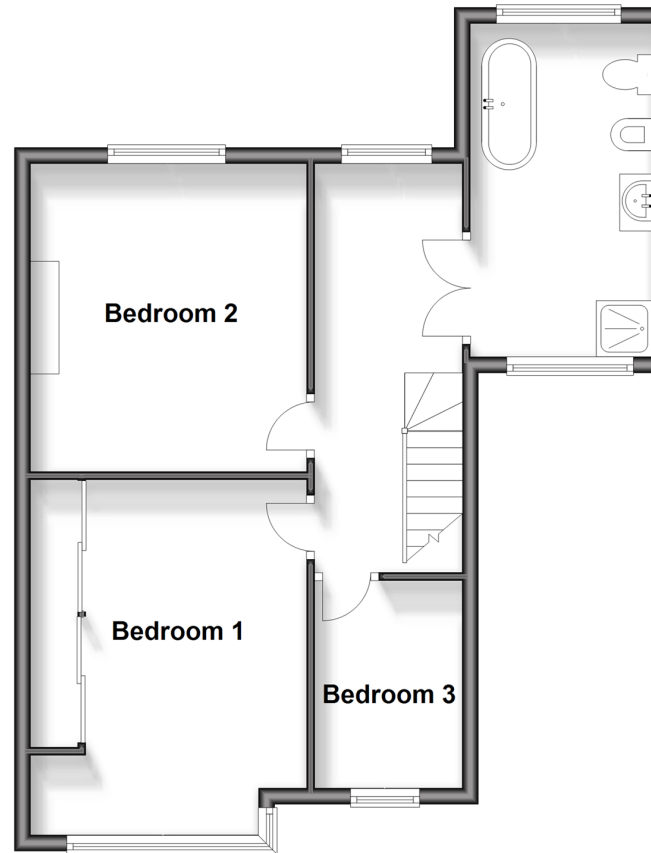
Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)





Main features

- Immaculately presented family home
- Dining room with French doors leading to the landscaped garden, ideal for entertaining
- Handy utility room and downstairs cloakroom
- Larger than average bathroom with roll top bath, separate shower and bidet
- Easy access to transport links
- Walking distance to a choice of primary and secondary schools



Nearest Schools

Primary Schools: Brookfield Primary 0.3 miles, St Cecilia's Catholic Primary 0.8 miles, Dorchester Primary 0.8 miles

Secondary Schools: Glenthorne High School 0.8 miles, St Ann's School 1.7 miles, Wandle Valley School 1.7 miles



Transport Information

Train Stations: Sutton Common 1.2 miles, Morden South 1.3 miles, St Helier 1.4 miles

Underground Morden 1.9 miles, South Wimbledon 3.0 miles, Wimbledon 3.6 miles, Colliers Wood 3.6 miles



Address

Burleigh Road, Sutton, Surrey, SM3



Directions

For directions to this property please contact us.



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Call Sutton Branch 020 8661 0330 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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