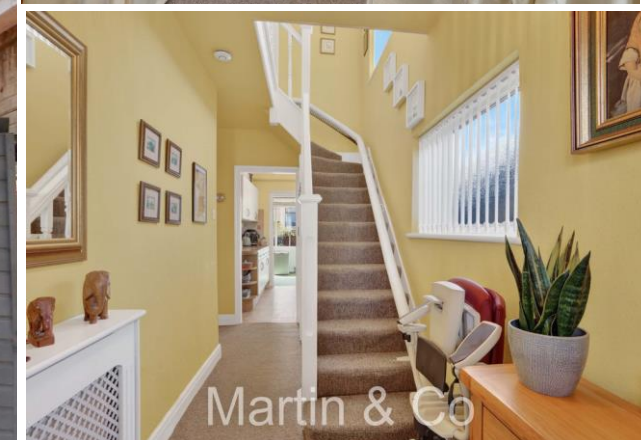


FOR SALE



Burleigh Road, Sutton, Cheam, SM3
Asking Price of £575,000 FH

MARTIN&CO



Burleigh Road, Sutton/Cheam, SM3

3 Bedrooms, 3 Receptions. Kitchen, Bathroom, Man Cave/Office.

- SEMI DETACHED FAMILY HOUSE
- 3 GOOD SIZED BEDROOMS
- LARGE DOUBLE RECEPTION ROOM
- LEAN-TO/CONSERVATORY USED AS A BREAKFAST ROOM & UTILITY AREA
- MODERN KITCHEN & GRANITE SINK
- BRITA WATER FILTER
- MODERN BATHROOM + RAINWATER SHOWER
- GARAGE/ MAN CAVE/ OFFICE/ GYM
- NEAR GLENTHORNE HIGH SCHOOL
- FRONT GARAGE STORAGE & ACCESS
- POPULAR RESIDENTIAL AREA
- HUGE POTENTIAL TO EXTEND
- SPACE TO BE DOUBLE FRONTED STPP
- POTENTIAL TO CONVERT THE LOFT STPP
- MATURE 52FT SOUTH FACING GARDEN
- WELL STOCK BORDERS & ASTRO TURF
- PERIOD FEATURES INTERNALLY
- ELECTRIC CONSUMER UNIT UPGRADE IN 2021 + MAN CAVE / FUSE BOARD
- WELL PRESENTED
- STAIR LIFT INSTALLED IF REQUIRED
- VIEWING HIGHLY RECOMMENDED



A well maintained 3 BEDROOM SEMI-DETACHED HOUSE with parking on the driveway & a useful GARAGE/MAN CAVE/OFFICE. Situated on the Sutton/Cheam border, a residential area near excellent local schools, shops, parks & facilities, plus Glenthorne High School & Ridge Road Primary School. Bus routes to Morden Tube, Worcester Park Station, plus Wimbledon, Cheam & Worcester Park town centres. Spacious double reception room, conservatory/lean-to breakfast & utility room, modern kitchen & a sunny, low maintenance 52ft South facing garden with Astroturf. Upstairs there are 3 good bedrooms and a modern bathroom, so the house is ready for the next family to move in. Huge potential to be double fronted, extended to the rear or to convert the loft (STPP).

VIEWING HIGHLY RECOMMENDED. SOLE AGENT.

EPC Band E. Sutton Council Tax Band D = £2,378.64 PA.

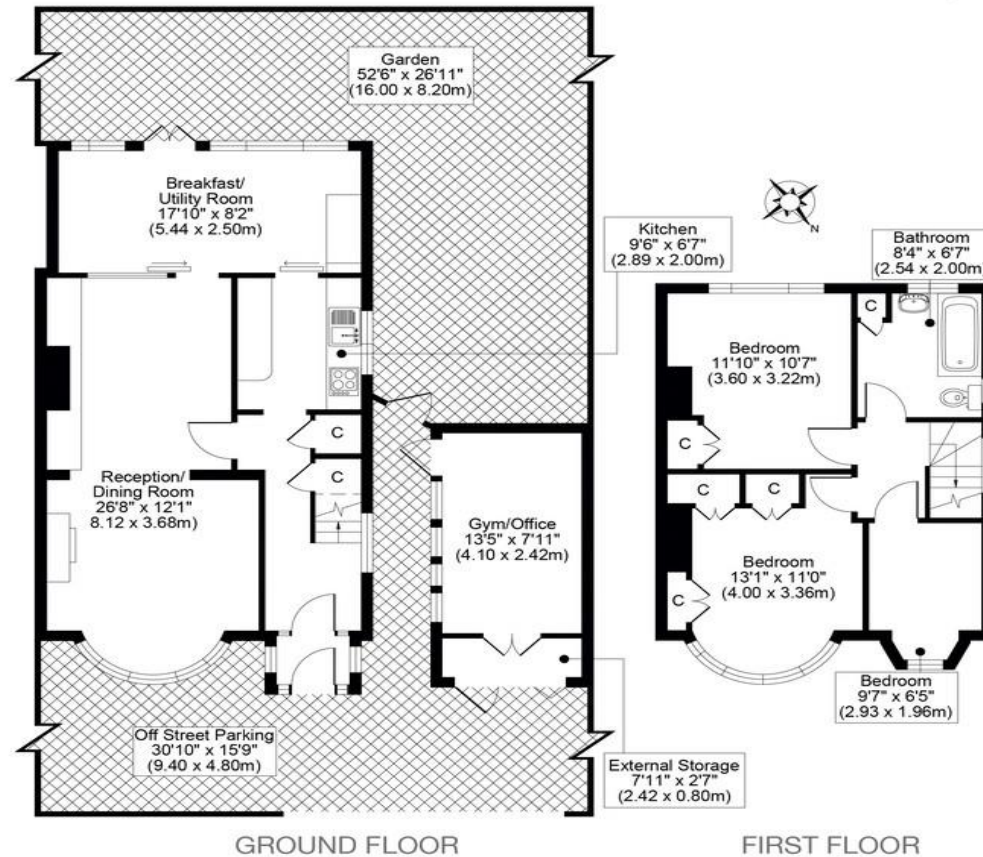




BURLEIGH ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1162 SQ.FT (108 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1032 SQ.FT (96 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision