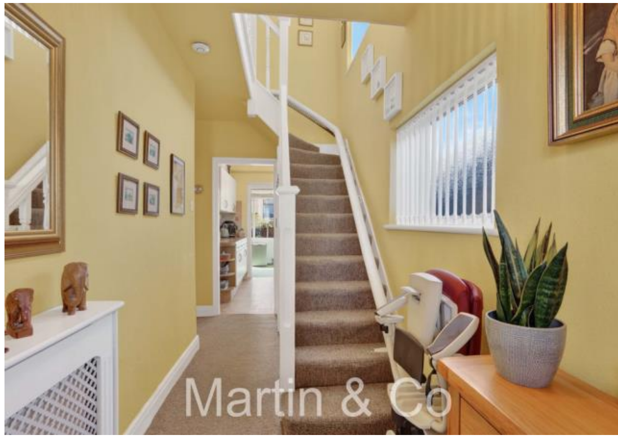
# FOR SALE







## 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.





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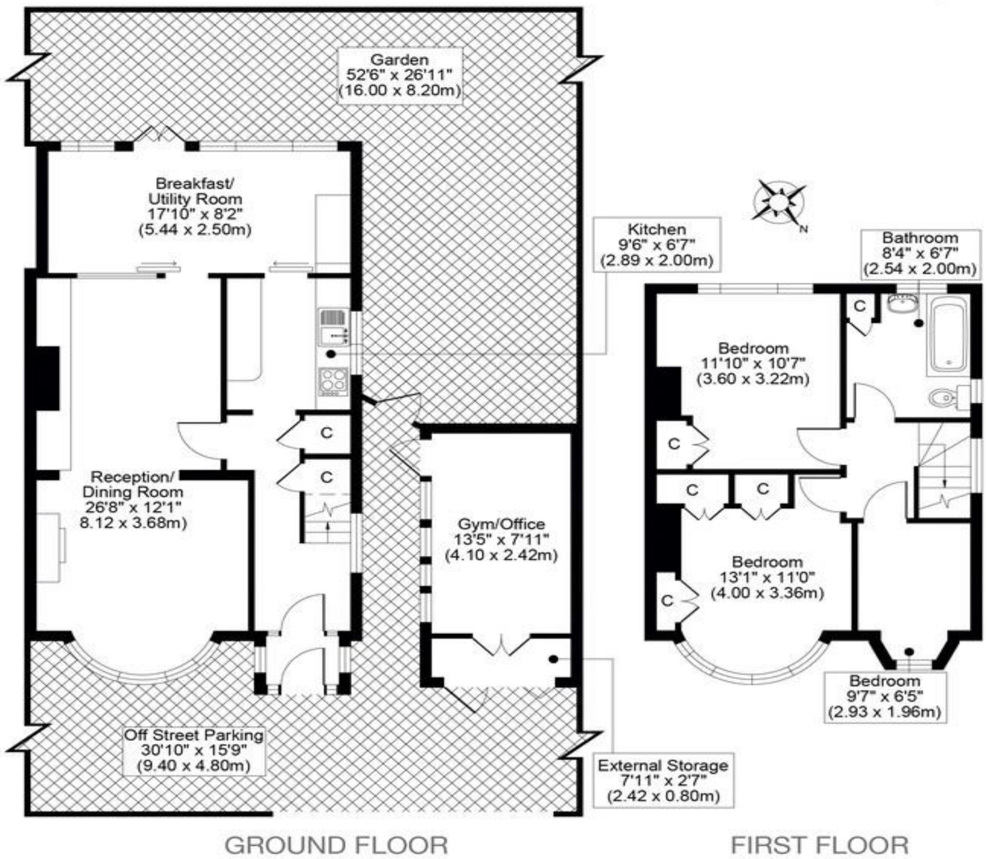
BURLEIGH ROAD, SM3

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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