

HARWOOD

THE ESTATE AGENT

01952 881010

35 Swinburne Close, Sutton Heights TF7 4PZ



£ 2 1 9, 9 5 0 region

A spacious and well-proportioned three-bedroom family home situated in a popular residential location, offering versatile living accommodation across two floors and ideal for first-time buyers, growing families or investors. The ground floor features an entrance hallway leading into a generous lounge with plenty of natural light, creating a comfortable and welcoming living space. A separate dining room provides an excellent area for entertaining and family meals, while the adjoining kitchen offers ample storage and workspace with access to the rear of the property. To the first floor, there are three bedrooms and a family bathroom. The main bedroom is particularly spacious, with the additional bedrooms providing flexibility for children, guests or home office use. Externally, the property benefits from enclosed outdoor space suitable for relaxing or entertaining. Conveniently positioned close to local schools, amenities and transport links, this property offers practical family living in a well-established area.

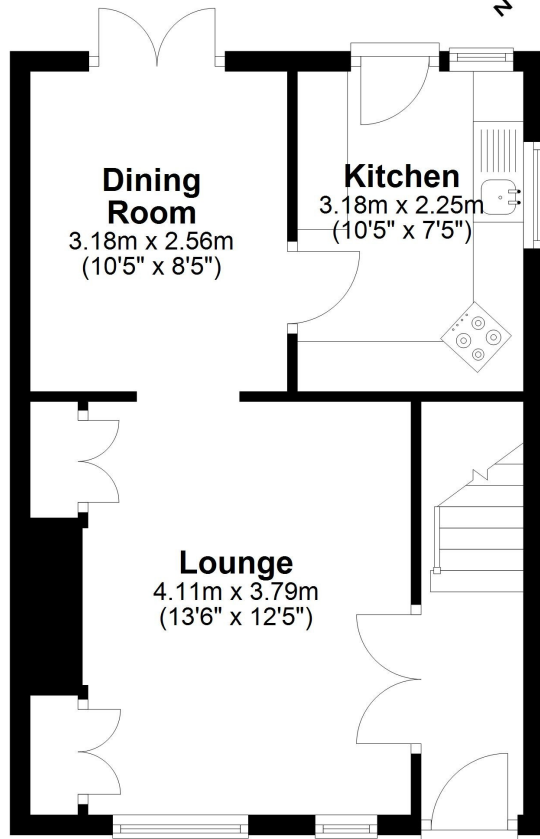
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





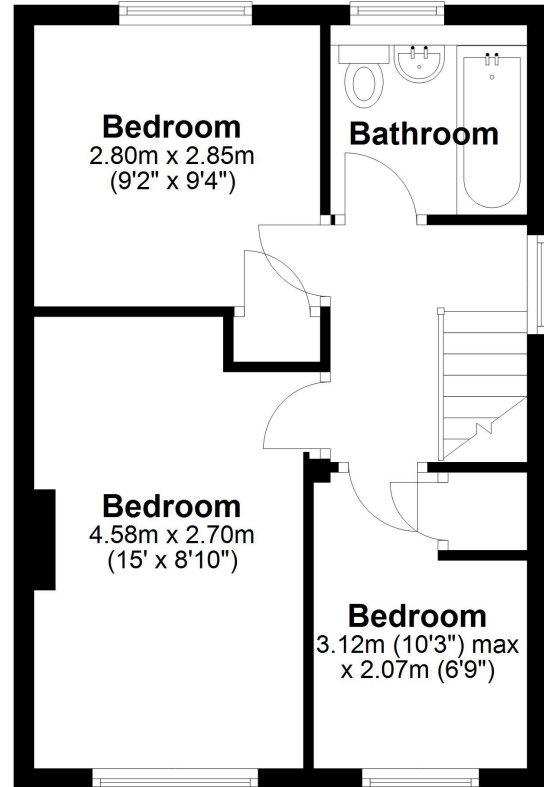
Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

Tenure Freehold **Council tax** Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 15th May 2026