



**Price**  
**£350,000**

**Leasehold**

2x  1x  1x 

**Elmhurst Lodge,  
Christchurch Park,  
Sutton, Surrey, SM2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Garage & resident's parking
- Popular Christchurch Park development
- Pretty communal grounds to enjoy
- Walking distance to Station, High Street & local green spaces

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 19'8 x 14'9 (6.00m x 4.50m)

Kitchen: 10'3 x 8'3 (3.13m x 2.52m)

Bedroom 1: 14'9 x 12'5 (4.50m x 3.79m)

Bedroom 2: 13'3 x 9'1 (4.04m x 2.77m)

Bathroom

### OUTSIDE

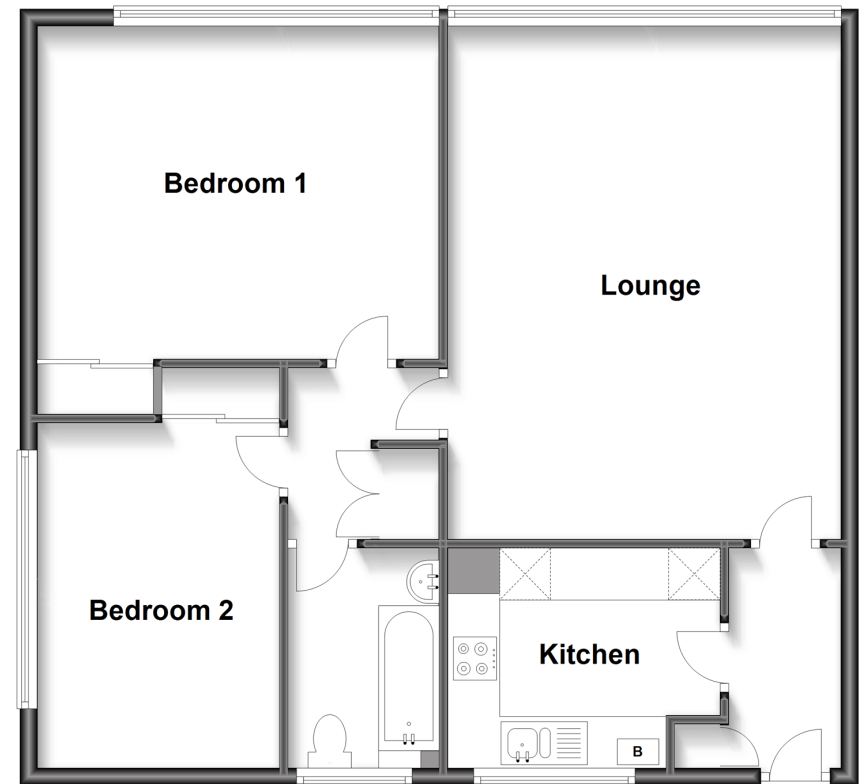
Garage

Residents Permit Parking

Communal Garden

### First Floor

Approx. 80.0 sq. metres (860.9 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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