



**Guide Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Lind Road, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Well located for good and outstanding schools
- Walking distance to Sutton station and town centre
- Garage at the rear of the property
- Refurbished shower room
- Open plan living space
- No onward chain to wait for

## Accommodation

### GROUND FLOOR

Lounge/Dining Area: 21'7 x 11'5  
(6.58m x 3.48m)

Kitchen: 13'9 x 8'9 (4.19m x 2.67m)

Shower Room: 8'8 x 7'9 (2.64m x 2.36m)

### FIRST FLOOR

Bedroom 1: 11'4 x 10'5 (3.46m x 3.18m)

Bedroom 2: 11'2 x 8'3 (3.41m x 2.52m)

### OUTSIDE

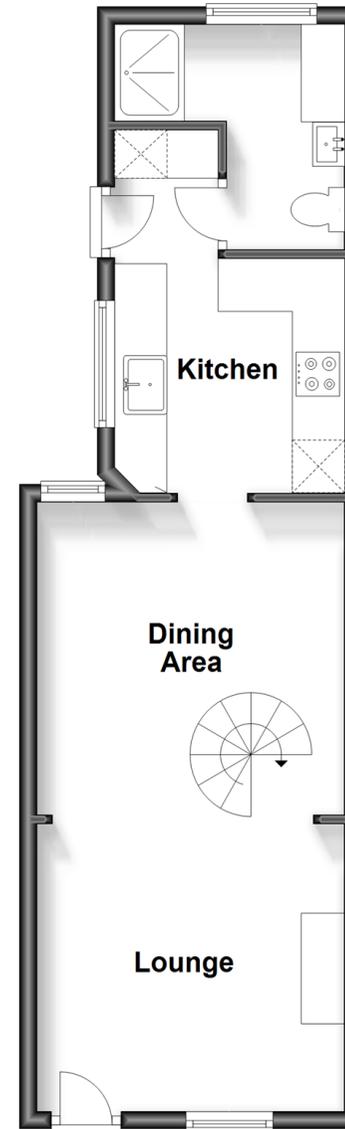
- Front Garden
- Rear Garden
- Garage

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.

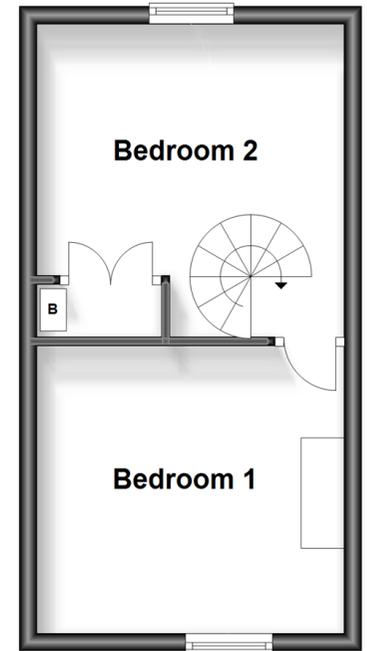
## Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



## First Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



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