



**Guide Price**  
**£270,000**

**Leasehold**

2x  1x  1x 

**Jengar Close, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Conveniently located for Sutton town centre and transport links
- No onward chain to wait for
- Bright and spacious lounge
- Boasting two double bedrooms
- Good schools and train station on your doorstep

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge: 15'8 x 13'3 (4.78m x 4.04m)

Kitchen: 10'9 x 8'8 (3.28m x 2.64m)

Bedroom 1: 14'0 x 9'9 (4.27m x 2.97m)

Bedroom 2: 9'4 x 8'6 (2.85m x 2.59m)

Bathroom

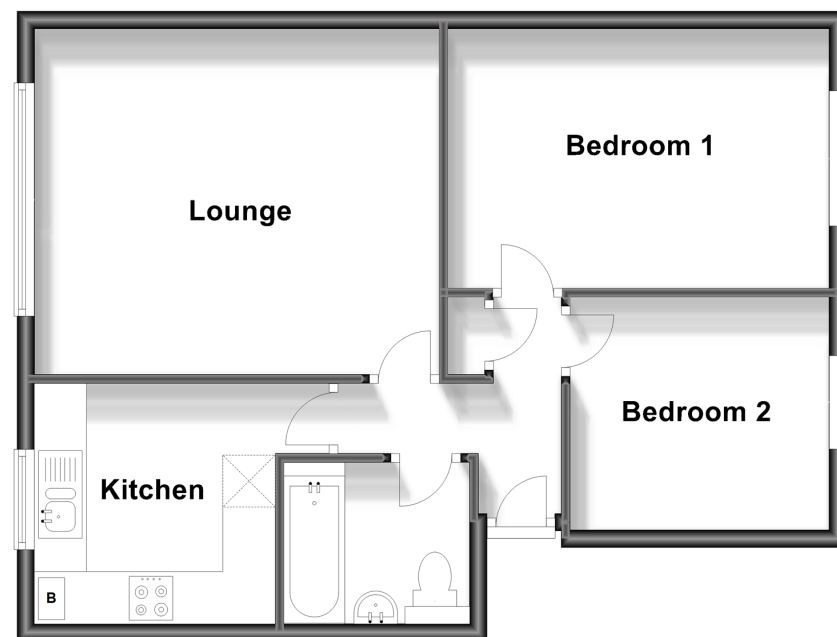
### OUTSIDE

Communal Garden

Residents Permit Parking

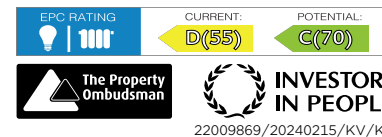
## Second Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



**Call Sutton - 020 8661 0330 ■ 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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