



**Price**  
**£200,000**

**Share of  
Freehold**

1x  1x  1x 

**Bedford Terrace, Cedar  
Road, Sutton, Surrey,  
SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Sought after South Sutton location
- Walking distance to Sutton station and amenities
- Modern kitchen and bathroom
- Allocated parking to the rear
- Large living space with ample storage on offer

## Accommodation

### GROUND FLOOR

Entrance Hall

Studio Room: 17'0 x 10'9 (5.19m x 3.28m)

Kitchen: 8'4 x 5'3 (2.54m x 1.60m)

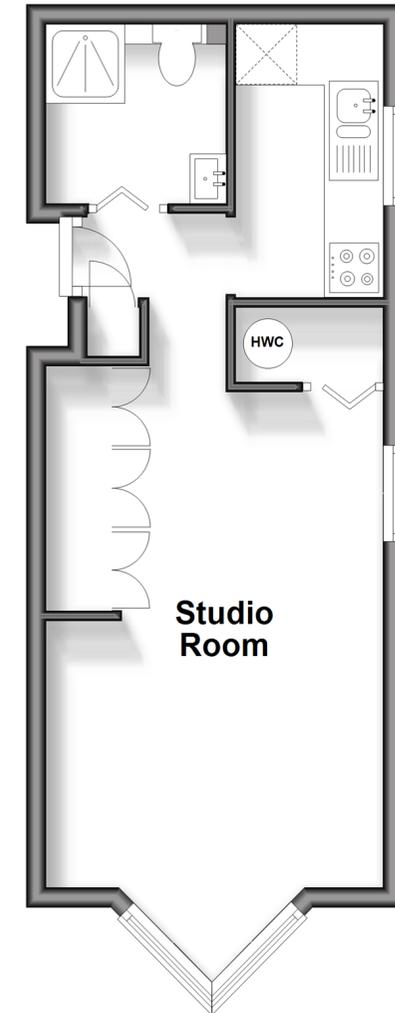
Bathroom: 5'8 x 4'9 (1.73m x 1.45m)

### OUTSIDE

Allocated Parking

## Ground Floor

Approx. 30.2 sq. metres (325.4 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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