



**Price**

**£350,000**

**Leasehold**

2x  1x  1x 

**Stanstead Manor, Cheam  
Road, Sutton, Surrey,  
SM1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Strikingly generous room sizes
- Garage, storage room & allocated parking
- Walking distance to Sutton High Street & Cheam Village
- Sutton's most popular schools are within easy reach
- No onward chain to wait for

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge Area: 14'5 x 11'10 (4.40m x 3.61m)

Dining Area: 12'6 x 8'6 (3.81m x 2.59m)

Kitchen: 11'7 x 8'10 (3.53m x 2.69m)

Bedroom 1: 14'5 x 11'10 (4.40m x 3.61m)

Bedroom 2: 14'5 x 7'10 (4.40m x 2.39m)

Bathroom: 8'2 x 5'11 (2.49m x 1.80m)

### OUTSIDE

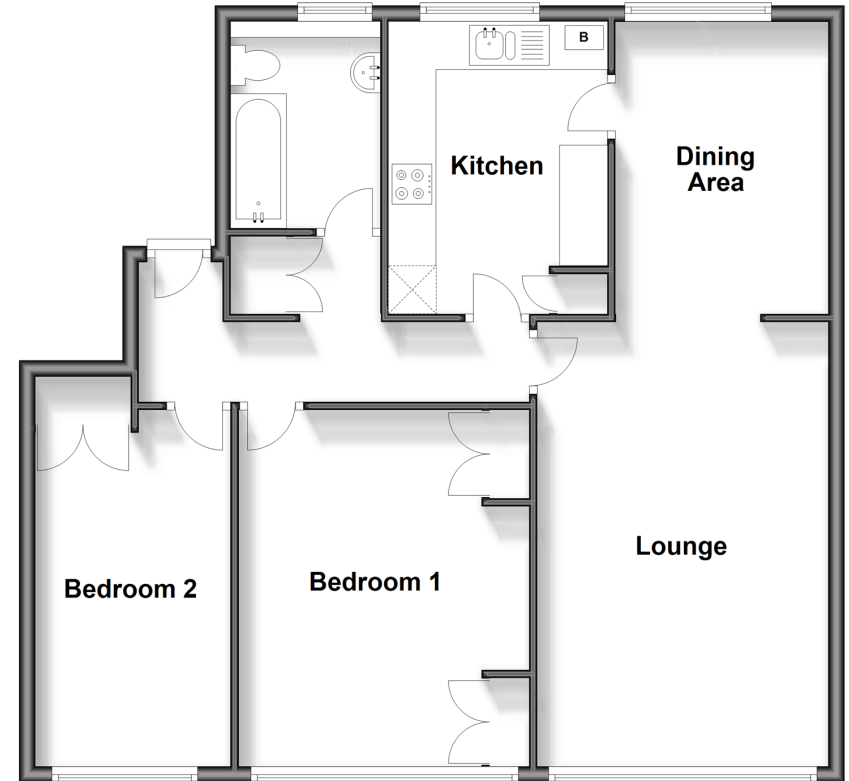
Garage

Store Room

Allocated Parking Space

### First Floor

Approx. 83.3 sq. metres (896.9 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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