



Guide Price
£500,000

Freehold

3x  1x  2x 

**Surrey Grove, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Popular Poet's Estate location
- Walking distance to shops & Carshalton station
- Driveway & Garage
- Large garden
- Potential to extend and improve (subject to planning permissions)

Accommodation

GROUND FLOOR

- Porch
- Entrance Hall
- Lounge: 12'8 x 10'6 (3.86m x 3.20m)
- Dining Room: 10'9 x 10'4 (3.28m x 3.15m)
- Kitchen: 9'5 x 6'0 (2.87m x 1.83m)
- Lean-To: 7'9 x 6'2 (2.36m x 1.88m)

FIRST FLOOR

- Landing
- Bedroom 1: 14'2 into bay x 10'5 (4.32m x 3.18m)
- Bedroom 2: 10'7 x 9'4 (3.23m x 2.85m)
- Bedroom 3: 6'9 x 6'0 (2.06m x 1.83m)
- Shower Room

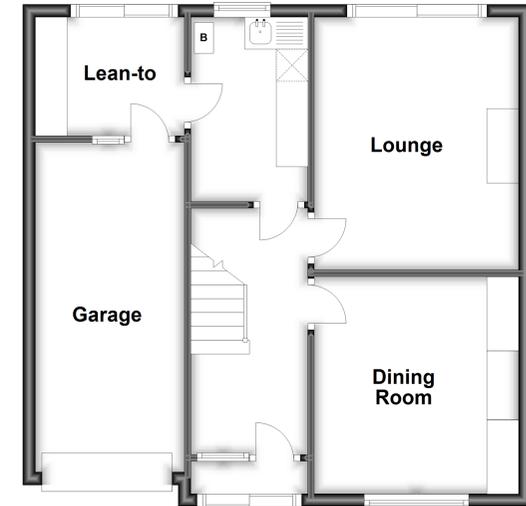
OUTSIDE

- Off Road Parking
- Garage
- Rear Garden

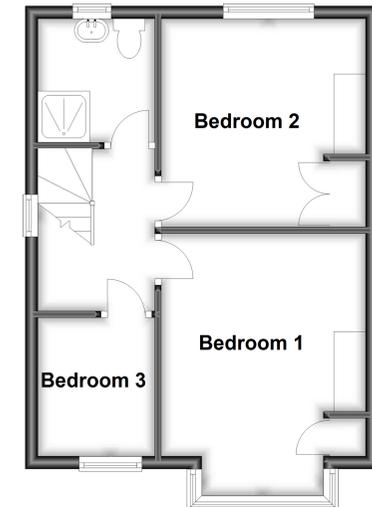
Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- 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.

Ground Floor
Approx. 55.9 sq. metres (601.3 sq. feet)



First Floor
Approx. 36.5 sq. metres (392.6 sq. feet)



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