



**Price**

**£230,000**

**Leasehold**

1x  1x  1x 

**Larchvale Court,  
Westmoreland Drive,  
Sutton, Surrey, SM2**



**cubitt & west**  
Helping you move forwards



## Main features

- Generously sized rooms throughout and ample storage
- Plenty of scope to update and an ideal first time purchase
- Walking distance to Sutton station
- Moments away from local parks and shops
- Situated in desirable South Sutton in a quiet cul de sac
- Offered with no onward chain and a security entry system

## Accommodation

### FIRST FLOOR

Entrance Hall  
 Lounge: 14'6 x 10'9 (4.42m x 3.28m)  
 Kitchen: 9'9 x 9'7 (2.97m x 2.92m)  
 Bedroom : 11'2 x 10'4 (3.41m x 3.15m)  
 Shower Room

### OUTSIDE

Allocated Parking

### First Floor

Approx. 48.2 sq. metres (519.0 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



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