



**Guide Price**

**£475,000**

**Leasehold**

3x  1x  1x 

**Worcester Road, Sutton,  
Surrey, SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

## Ground Floor

Approx. 92.7 sq. metres (998.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Room: 21'3 x 16'7 (6.48m x 5.06m)

Kitchen: 15'6 x 13'2 (4.73m x 4.02m)

Bedroom 1: 11'7 x 11'4 (3.53m x 3.46m)

Shower Room

Cloakroom

Bedroom 2: 11'3 x 7'9 (3.43m x 2.36m)

Bedroom 3: 11'9 x 7'8 (3.58m x 2.34m)

Bathroom : 11'0 x 5'9 (3.36m x 1.75m)

### OUTSIDE

Driveway

Garage

Rear Garden

Garden Office/Studio



## Main features

- **Gorgeous converted apartment, brimming with character, in a prime South Sutton location**
- **Walking distance to Cheam Village, Belmont Village and Sutton town centre**
- **Vast private garden with Garden Office/Studio and Allotment**
- **Garage and Driveway**
- **An ideal choice for local downsizers or families looking for more space**

## Nearest Schools

Primary Schools: St Dunstan's Cheam CofE Primary 0.6 miles, Avenue Primary 0.6 miles, Cuddington Croft Primary 0.6 miles  
Secondary Schools: Overton Grange School 0.4 miles, Sutton High 0.5 miles, Nonsuch High School 0.8 miles

## Transport Information

Train Stations: Cheam 0.3 miles, Sutton 0.6 miles, West Sutton 0.7 miles

## Address

Worcester Road, Sutton, Surrey, SM2

## Directions

For directions to this property please contact us.



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Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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