



Guide Price
£490,000

Freehold

3x  1x  2x 

**Orchard Road, Sutton,
Surrey, SM1**



cubitt & west
Helping you move forwards



Main features

- Period home with no onward chain to wait for
- Walking distance to Sutton town centre
- Bonus of a downstairs cloakroom
- Presented in good condition throughout
- Well located for transport links and bus routes

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'8 x 11'0 (4.17m x 3.36m)

Kitchen/Dining Room: 16'6 maximum x 12'8 maximum (5.03m x 3.86m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'8 x 9'2 (3.86m x 2.80m)

Bedroom 2: 12'3 x 9'7 (3.74m x 2.92m)

Bedroom 3: 8'4 x 5'9 (2.54m x 1.75m)

Bathroom: 6'5 x 5'4 (1.96m x 1.63m)

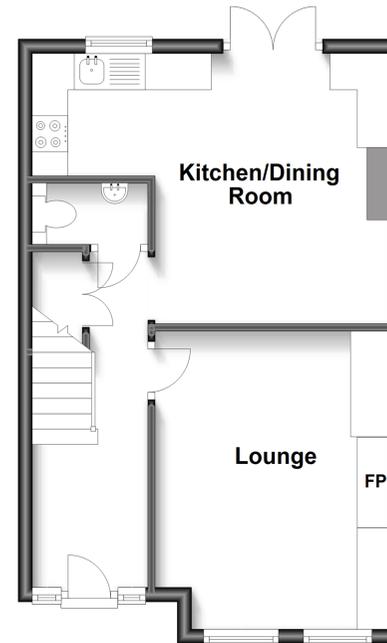
OUTSIDE

Front Garden

Rear Garden

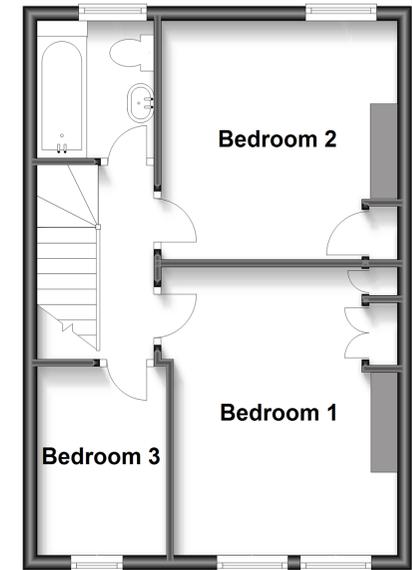
Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.0 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



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