



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Calthorpe Gardens,  
Sutton, Surrey, SM1**



**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- Garage and off street parking
- Scope to improve and make your own
- Walking distance to High Street & excellent schools
- Convenient bus links to the Northern line & walking distance to Sutton Common station

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom: 5'1 x 2'9 (1.55m x 0.84m)

Kitchen : 14'0 x 6'10 (4.27m x 2.08m)

Lounge/Diner: 18'6 maximum x 16'8 maximum (5.64m x 5.08m)

### FIRST FLOOR

Landing

Bedroom 1: 11'5 x 10'4 (3.48m x 3.15m)

Bedroom 2: 10'4 x 8'3 (3.15m x 2.52m)

Bedroom 3: 10'2 x 7'8 (3.10m x 2.34m)

Bathroom: 7'8 x 7'3 (2.34m x 2.21m)

### OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden

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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