



Price
£715,000

Freehold

4x  1x  2x 

**Hawthorn Road, Sutton,
Surrey, SM1**

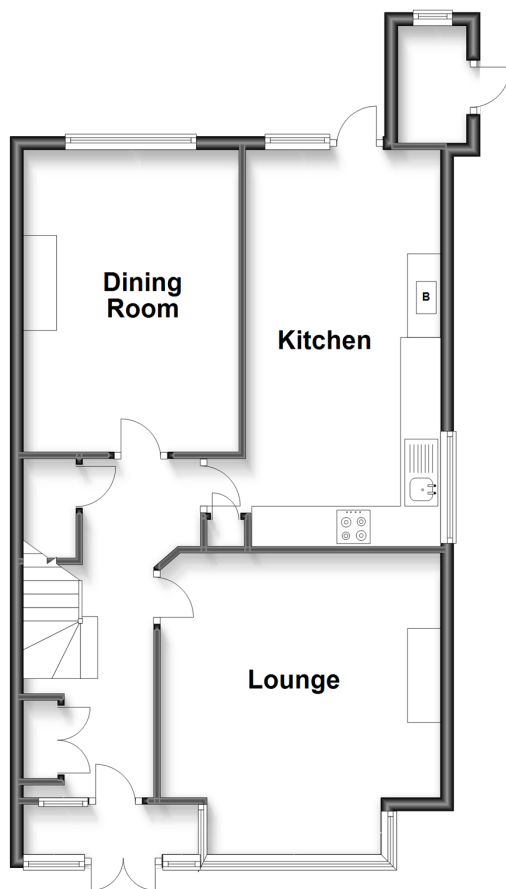
OVER 60?

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

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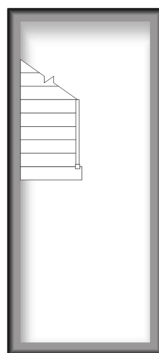
Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



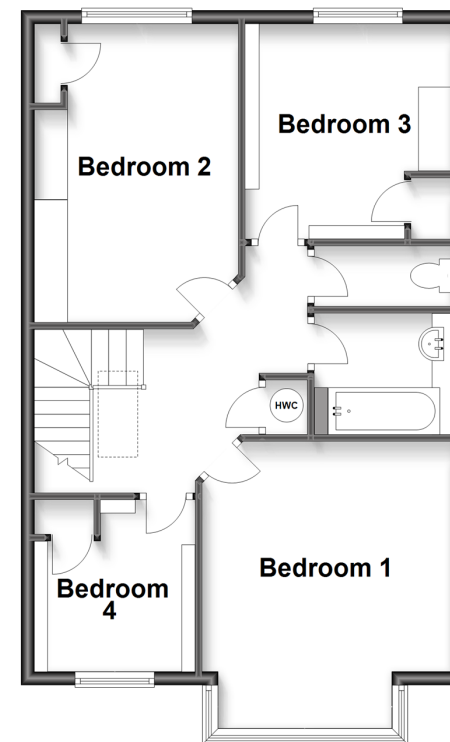
Basement

Approx. 9.4 sq. metres (100.7 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'1 x 13'4 (4.60m x 4.07m)

Dining Room: 15'1 x 10'6 (4.60m x 3.20m)

Kitchen: 20'0 x 11'9 (6.10m x 3.58m)

BASEMENT

Basement Room: 15'8 x 6'5 (4.78m x 1.96m)

FIRST FLOOR

Landing

Bedroom 1: 14'9 x 12'1 (4.50m x 3.69m)

Bedroom 2: 15'1 x 9'11 (4.60m x 3.02m)

Bedroom 3: 10'5 x 9'9 (3.18m x 2.97m)

Bedroom 4: 8'0 x 7'10 (2.44m x 2.39m)

Bathroom

Separate Toilet

OUTSIDE

Front Garden

Shared Driveway

Garage

Rear Garden

Garden Toilet



Main features

- Spacious period property filled with character
- Boasts 2 large reception rooms
- Shared driveway, separate garage with new roof
- Large basement offering plenty of storage
- Potential to extend (subject to planning permission)
- Well located for Sutton and Carshalton Beeches stations
- Good school catchment area



Nearest Schools

Primary Schools: St Mary's RC Junior School 0.3 miles, Barrow Hedges Primary 0.5 miles, Manor Park Primary 0.5 miles
Secondary Schools: St Philomena's School 0.3 miles, Sutton Grammar School for Boys 0.6 miles,



Transport Information

Train Stations: Carshalton Beeches 0.3 miles, Sutton 0.6 miles, Carshalton 0.7 miles



Address

Hawthorn Road, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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- 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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