



**Price**  
**£715,000**

**Freehold**

4x  1x  2x 

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

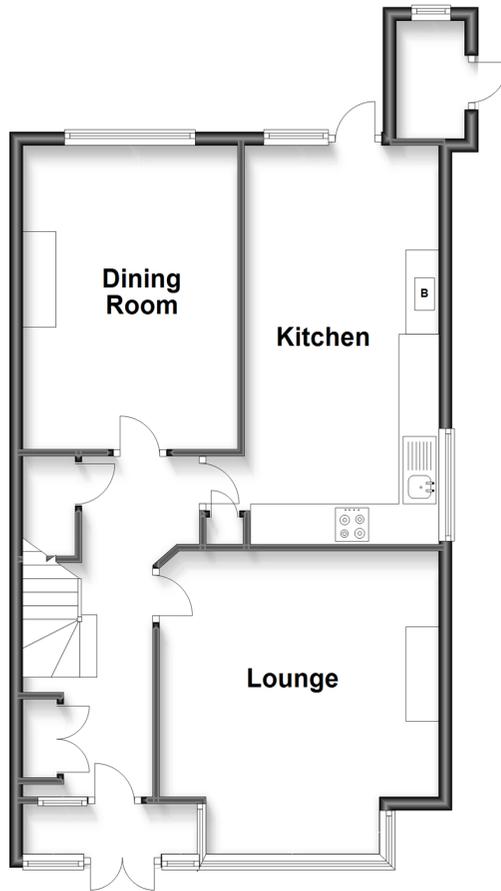
**OVER 60?**

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

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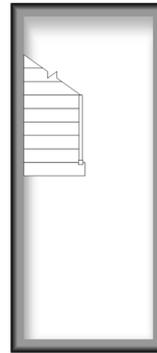
## Ground Floor

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



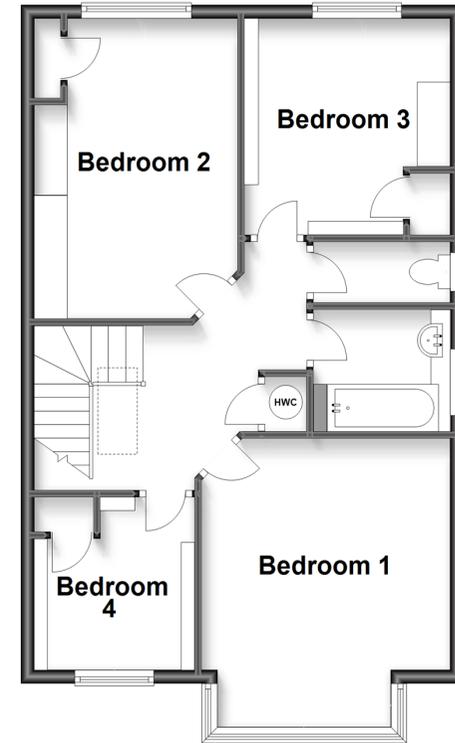
## Basement

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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