



**Price**  
**£450,000**

**Leasehold**

1x  1x  1x 

**Hudson Lodge, Cheam  
Road, Sutton, Surrey,  
SM1**

**cubitt&west**  
Helping you move forwards





## Main features

- Presented in lovely condition throughout
- 24 hour careline
- Guest suite, communal lounge & kitchen
- Private patio area & communal gardens
- Well located for transport links
- No onward chain to wait for

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 20'1 x 10'9 (6.13m x 3.28m)

Kitchen: 8'2 x 7'8 (2.49m x 2.34m)

Bedroom: 12'9 x 9'5 (3.89m x 2.87m)

Shower Room: 7'4 x 6'1 (2.24m x 1.86m)

### OUTSIDE

Private Patio Area

Communal Gardens

Allocated Parking

**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

■ 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



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