



**Price**

**£80,000**

**Leasehold**

1x  1x  1x 

**Oak Lodge, Thicket  
Road, Sutton, Surrey,  
SM1**

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Walking distance to Sutton town centre
- Residents lounge, laundry room and hairdressing salon
- 24 hour emergency Apello call system
- On site warden

## Accommodation

### LOWER GROUND FLOOR

Entrance Hall

Lounge: 15'2 x 10'6 (4.63m x 3.20m)

Kitchen

Bedroom : 12'1 up to fitted wardrobes x 8'5 (3.69m x 2.57m)

Bathroom

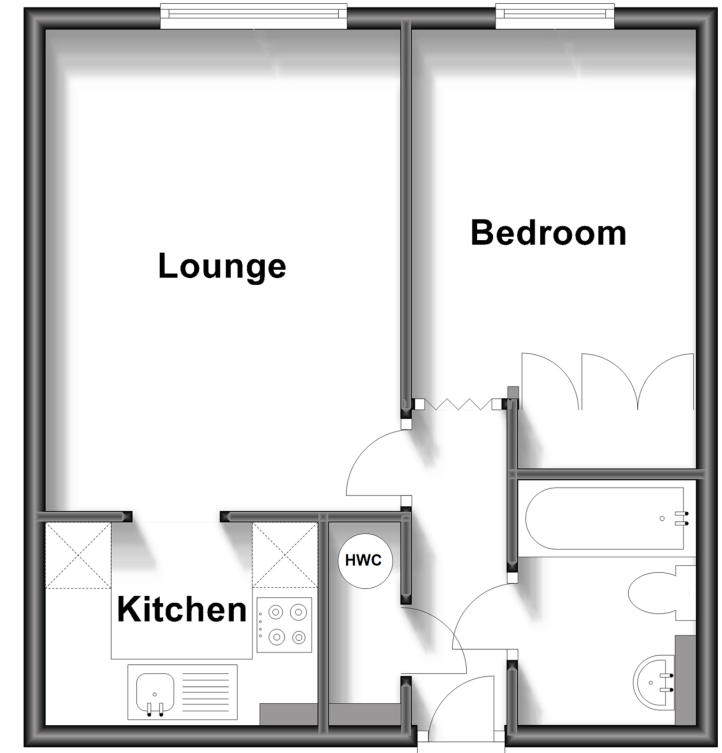
### OUTSIDE

Residents Parking

Communal Gardens

## Lower Ground Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



**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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