



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Greensleeves Manor,  
Grove Road, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Bright and spacious lounge with private balcony
- Private garden
- Bonus of having your own garage
- Walking distance to Sutton station and town centre

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 15'4 x 12'7 (4.68m x 3.84m)

Balcony

Kitchen: 12'4 x 10'4 (3.76m x 3.15m)

Bedroom 1: 19'6 x 12'1 (5.95m x 3.69m)

Bedroom 2: 15'4 x 11'1 (4.68m x 3.38m)

Bathroom

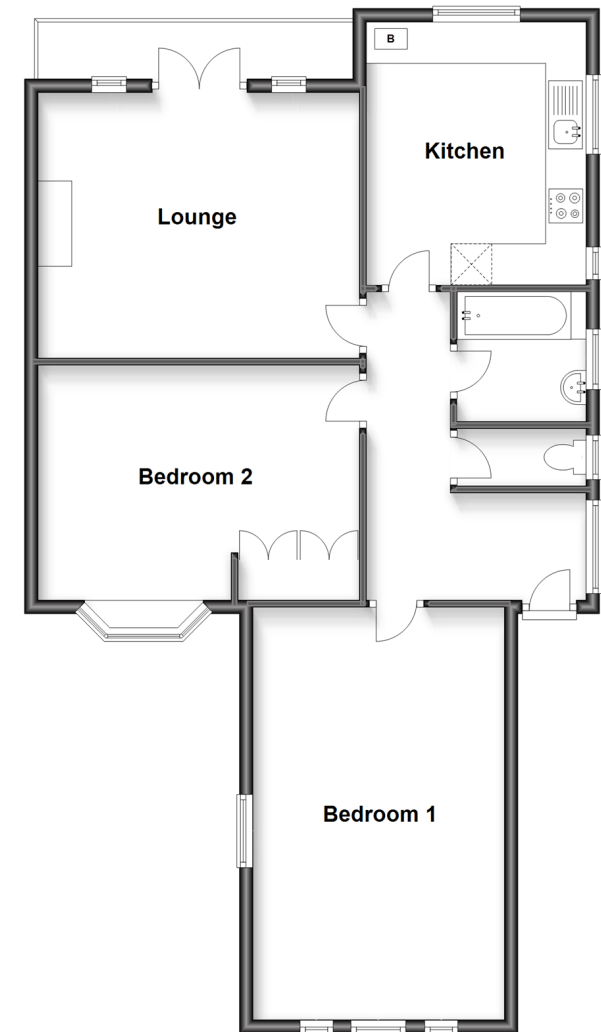
Separate Toilet

### OUTSIDE

Rear Garden

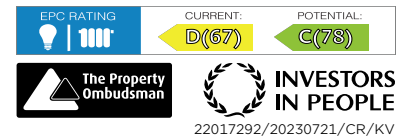
Garage

**First Floor**  
Approx. 86.6 sq. metres (932.6 sq. feet)



**Call Sutton - 020 8661 0330 ■ 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
- 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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