



Guide Price
£300,000

**Share of
Freehold**

2x  1x  1x 

**Rutherford Close,
Sutton, Surrey, SM2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Maisonette with share of freehold & garage en-bloc
- Chain free & recently redecorated
- Walking distance from Sutton High Street & station
- Close to popular open spaces such as Manor Park
- Superb choice for downsizers & easy access into London

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'6 x 12'8 (4.73m x 3.86m)

Kitchen: 10'6 x 8'6 (3.20m x 2.59m)

Bedroom 1: 12'3 x 10'6 (3.74m x 3.20m)

Bedroom 2: 12'8 x 9'9 (3.86m x 2.97m)

Bathroom: 7'4 x 5'0 (2.24m x 1.53m)

OUTSIDE

Garage

Communal Gardens

Ground Floor

Approx. 65.9 sq. metres (709.2 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.



22017365/20231007/CR/KWK