



Guide Price
£450,000

Freehold

2x  1x  1x 

**Erskine Road, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Fantastic central location**
- **Potential to extend (subject to planning permission)**
- **Close to outstanding and good schools**
- **Spacious living space - perfect for first time buyers and families alike**
- **Off street parking**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge Area: 12'1 into bay x 11'4 (3.69m x 3.46m)

Dining Area: 11'4 x 10'4 (3.46m x 3.15m)

Kitchen: 15'0 x 7'5 (4.58m x 2.26m)

Conservatory

FIRST FLOOR

Landing

Bedroom 1: 14'5 x 10'4 (4.40m x 3.15m)

Bedroom 2: 11'8 x 9'5 (3.56m x 2.87m)

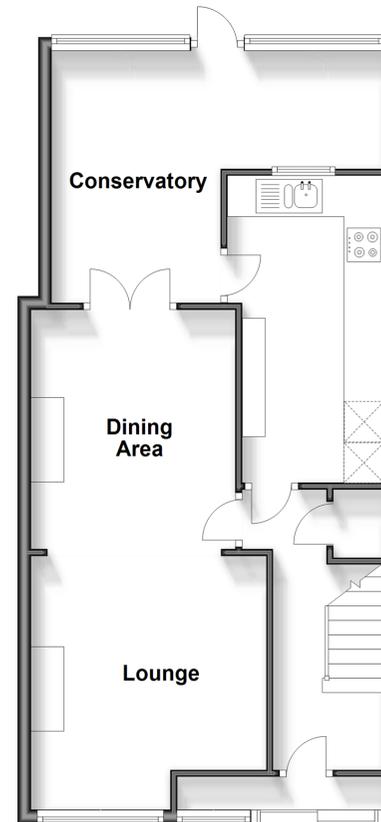
Bathroom: 7'4 x 7'4 (2.24m x 2.24m)

OUTSIDE

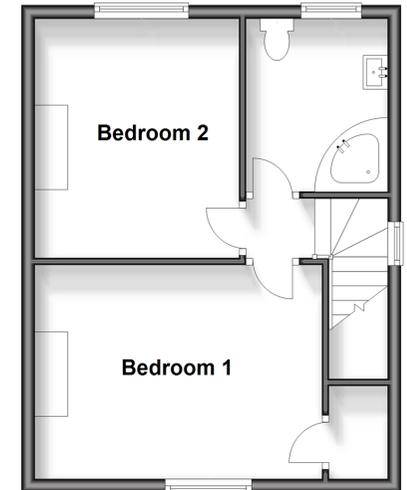
Driveway

Rear Garden

Ground Floor
Approx. 58.6 sq. metres (630.5 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.2 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.



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