



**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)

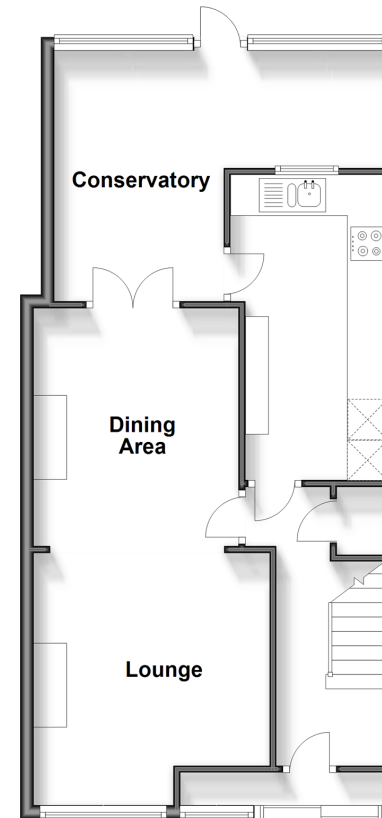
### OUTSIDE

Driveway

Rear Garden

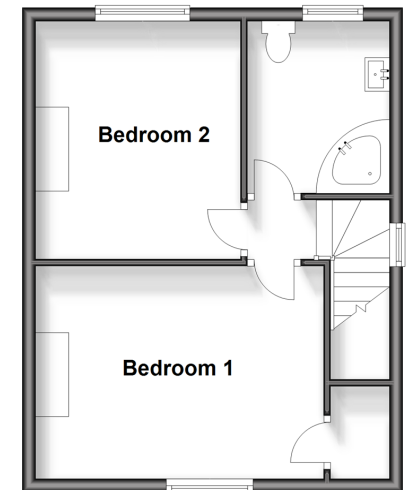
### Ground Floor

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](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
- 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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