



**Price**  
**£485,000**

**Freehold**

3x  1x  1x 

**Autumn Drive, Sutton,  
Surrey, SM2**

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- Bright and spacious lounge/diner
- Benefits from a downstairs cloakroom
- Two allocated parking spaces
- Easy access to Sutton station
- Well located for good and outstanding schools

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 18'6 x 14'7 (5.64m x 4.45m)

Kitchen: 9'2 x 7'8 (2.80m x 2.34m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'5 up to fitted wardrobes x 8'6 (3.79m x 2.59m)

Bedroom 2: 13'1 x 7'4 (3.99m x 2.24m)

Bedroom 3: 9'3 x 6'8 (2.82m x 2.03m)

Bathroom: 7'3 x 5'6 (2.21m x 1.68m)

### OUTSIDE

Front Garden

Rear Garden

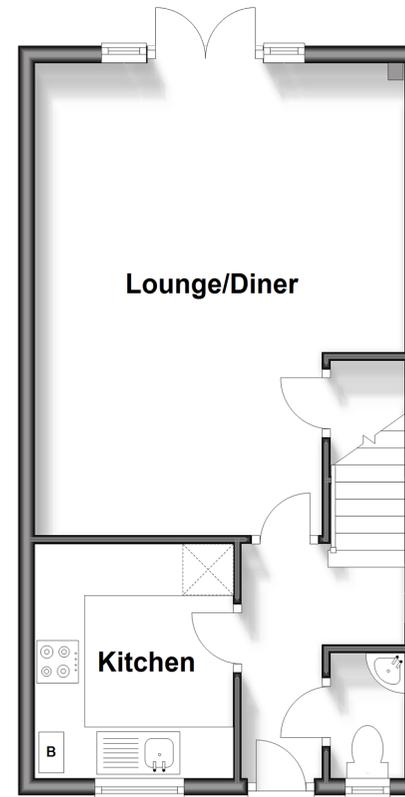
2 Allocated Parking Spaces

**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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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

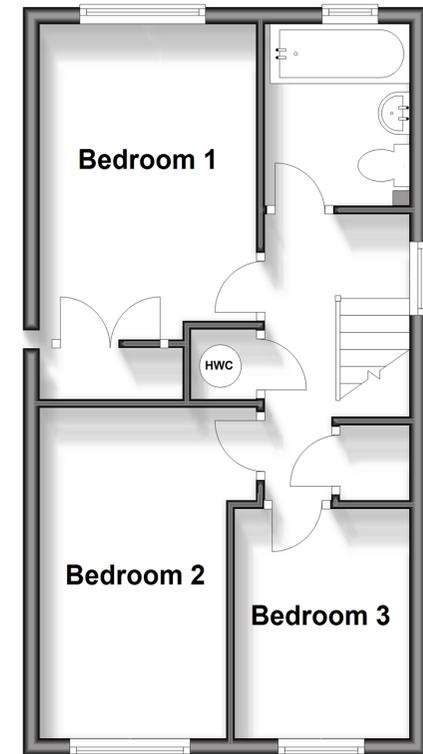
### Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



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