



Price

£315,000

Leasehold

2x  1x  1x 

**Carshalton Grove,
Sutton, Surrey, SM1**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- No onward chain
- Private rear garden
- Bright & spacious lounge
- Well located for Sutton & Carshalton station
- Added bonus of having a separate utility room

Accommodation

FIRST FLOOR

Entrance Hall

Lounge/Diner: 17'2 x 13'3 (5.24m x 4.04m)

Kitchen: 11'1 x 9'1 (3.38m x 2.77m)

Bedroom 1: 10'11 x 10'10 (3.33m x 3.30m)

Bedroom 2: 8'2 x 7'10 (2.49m x 2.39m)

Bathroom: 7'7 x 6'3 (2.31m x 1.91m)

GROUND FLOOR

Utility Room: 11'1 x 6'7 (3.38m x 2.01m)

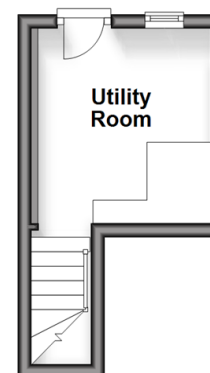
OUTSIDE

Front Garden

Private Rear Garden

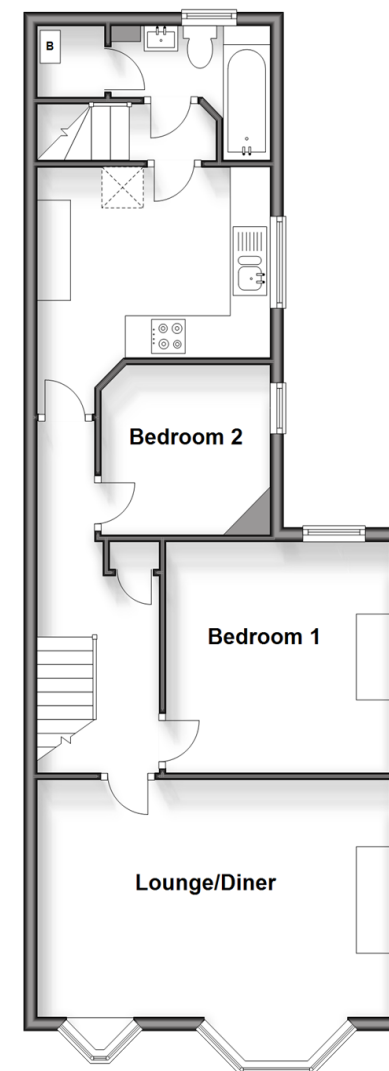
Ground Floor

Approx. 9.4 sq. metres (101.6 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.6 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.

