



Price
£400,000

Freehold

2x  1x  2x 

**Oliver Road, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

- **Fantastic renovation opportunity**
- **Large living spaces with generously sized bedrooms**
- **Extension potential (subject to planning permission)**
- **Fantastic location with amenities and green spaces on your doorstep**



Nearest Schools

Primary Schools: Manor Park Primary 0.2 miles, Robin Hood Junior School 0.5 miles, St Mary's RC Junior School 0.5 miles
Secondary Schools: Sutton Grammar School for Boys 0.2 miles, St Philomena's School 0.6 miles, Carshalton High School for Girls 0.6 miles



Transport Information

Train Stations: Sutton 0.9 miles, West Sutton 0.9 miles, Sutton Common 1.1 miles

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'7 x 9'9 (4.14m x 2.97m)

Dining Area: 13'6 x 11'3 (4.12m x 3.43m)

Kitchen: 8'8 x 6'8 (2.64m x 2.03m)

Bathroom: 8'9 x 4'0 (2.67m x 1.22m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 11'3 (4.12m x 3.43m)

Bedroom 2: 13'7 x 11'4 (4.14m x 3.46m)

Dressing Room: 11'3 x 8'8 (3.43m x 2.64m)

OUTSIDE

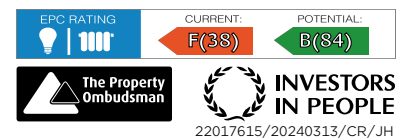
Front Garden

Rear Garden

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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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