



Price
£440,000

Freehold

3x  1x  1x 

**Sutton Gardens,
Merstham, Surrey, RH1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Charming family home on a substantial corner plot
- Scope to extend subject to planning permission
- Spacious lounge leading to a sunny conservatory
- 2 generous double bedrooms and a smaller third
- Convenient downstairs cloakroom
- Driveway with space for 3 cars
- Large and beautifully maintained rear garden
- Great location just 0.5 miles to Merstham train station

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 26'6 into bay x 11'7 (8.08m x 3.53m)
 Conservatory: 11'3 x 11'2 (3.43m x 3.41m)
 Kitchen: 14'6 x 9'2 (4.42m x 2.80m)
 Cloakroom

FIRST FLOOR

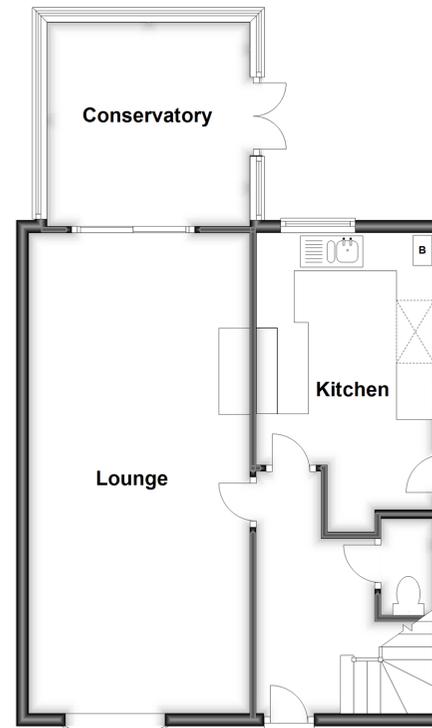
Landing
 Bedroom 1: 15'6 x 12'2 (4.73m x 3.71m)
 Bedroom 2: 12'7 x 10'0 (3.84m x 3.05m)
 Bedroom 3: 9'8 x 6'10 (2.95m x 2.08m)
 Bathroom

OUTSIDE

Front Garden
 Rear Garden
 Driveway

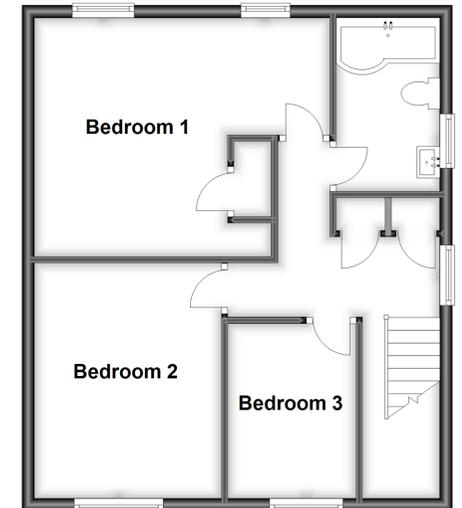
Ground Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



First Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Call Redhill - 01737 778866 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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