



Price
£450,000

Freehold

2x  1x  1x 

**Frederick Road, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Well located for good and outstanding schools
- Utility space and ample storage
- Self contained council approved outbuilding with shower room and kitchenette
- Walking distance to West Sutton station
- Driveway parking

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'8 x 10'9 (3.86m x 3.28m)

Kitchen/Diner: 13'9 x 9'2 (4.19m x 2.80m)

FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'9 (3.51m x 3.28m)

Bedroom 2: 11'2 x 7'7 (3.41m x 2.31m)

Bathroom

OUTSIDE

Driveway

Rear Garden

OUTBUILDING

Annexe Lounge

Annexe Kitchenette

Annexe Bedroom

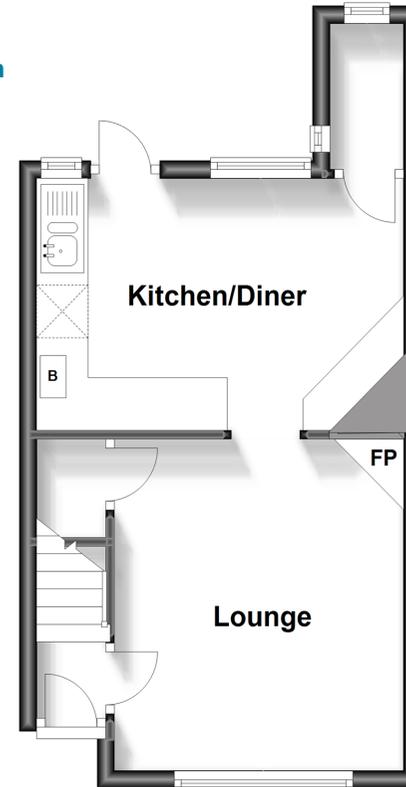
Annexe Shower Room

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.

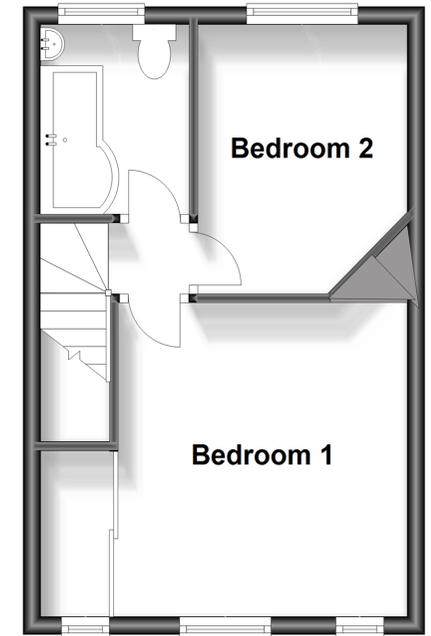
Ground Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



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