



**Price**  
**£625,000**

**Freehold**

3x  2x  2x 

**Angel Hill, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 10'5 x 10'5 up to bay (3.18m x 3.18m)

Dining Area: 15'7 x 8'5 (4.75m x 2.57m)

Kitchen Area: 14'7 x 11'8 (4.45m x 3.56m)

### FIRST FLOOR

Landing

Bedroom 2: 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 3: 10'5 x 8'5 (3.18m x 2.57m)

Study/Bedroom 4: 5'2 x 5'2 (1.58m x 1.58m)

Shower Room

### SECOND FLOOR

Landing

Bedroom 1: 14'1 x 9'2 minimum (4.30m x 2.80m)

En-Suite Shower Room

### OUTSIDE

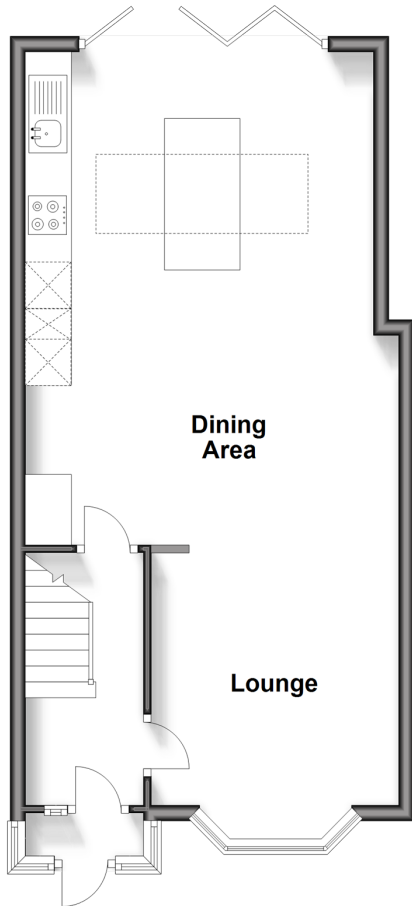
Driveway

Rear Garden

Garage

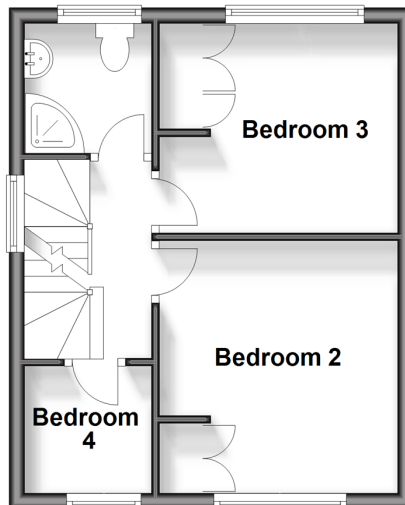
### Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



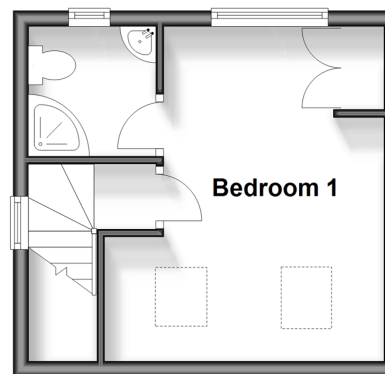
### First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



### Second Floor

Approx. 20.1 sq. metres (216.2 sq. feet)





## Main features

- Immaculate family home in stunning condition throughout
- Extended kitchen with bi-fold doors and loft conversion
- Garage & driveway for two cars
- Walking distance to the town centre & green spaces
- Low maintenance, landscaped garden



### Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.3 miles, Malmesbury Primary 0.9 miles, Manor Park Primary 1.0 miles

Secondary Schools: Greenshaw High School 0.6 miles,



### Transport Information

Train Stations: Sutton Common 0.2 miles, Sutton 1.0 miles, St Helier 1.2 miles



### Address

Angel Hill, Sutton, Surrey, SM1



### Directions

For directions to this property please contact us.



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

- 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.



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