



Guide Price
£500,000

Freehold

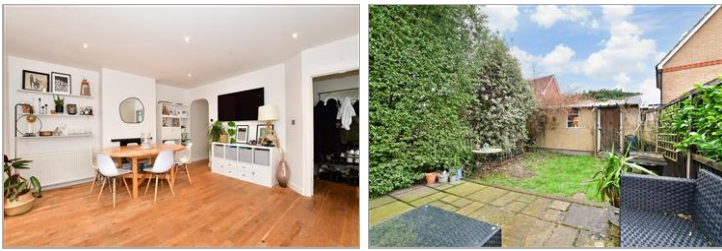
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**Blenheim Road, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- A gorgeous family home full of Victorian Charm
- Moments from Sutton Common train station & the Thameslink
- Off street parking & a garage to the rear of the garden
- Tastefully modernised throughout, ready to move in to
- Kitchen extension & downstairs WC

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 14'1 x 14'0 (4.30m x 4.27m)
 Dining Area
 Kitchen: 10'6 x 8'9 (3.20m x 2.67m)
 Cloakroom

FIRST FLOOR

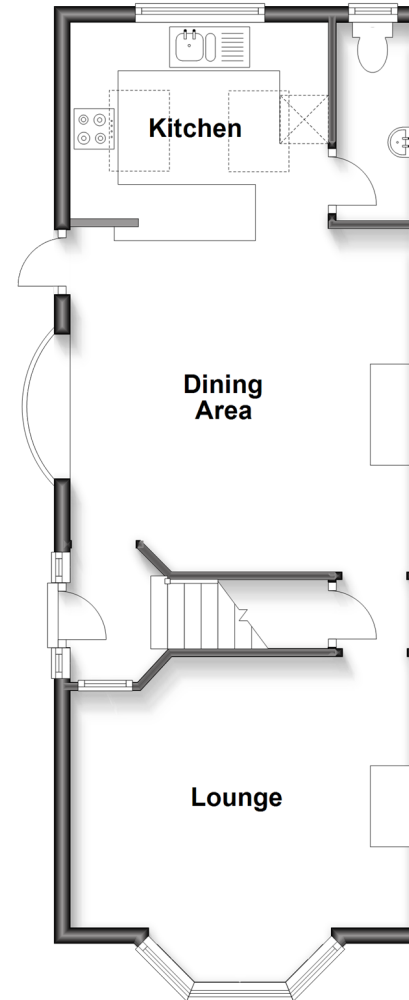
Landing
 Bedroom 1: 14'2 x 10'9 (4.32m x 3.28m)
 Bedroom 2: 12'9 x 11'4 (3.89m x 3.46m)
 Bathroom

OUTSIDE

Driveway
 Rear Garden
 Garage

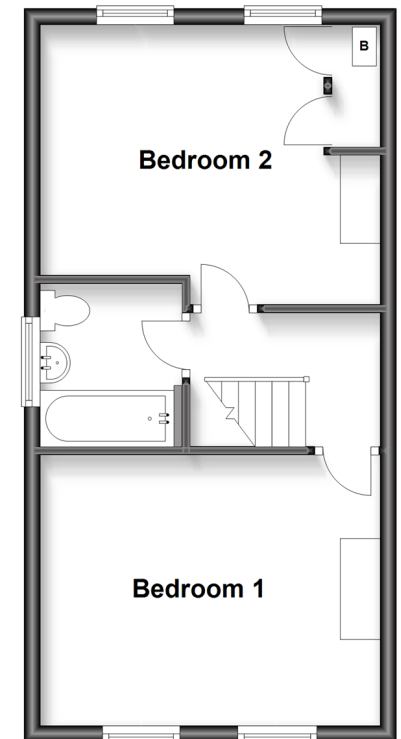
Ground Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.8 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.



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