



Guide Price
£575,000

Freehold

3x  1x  2x 

**Kings Lane, Sutton,
Surrey, SM1**

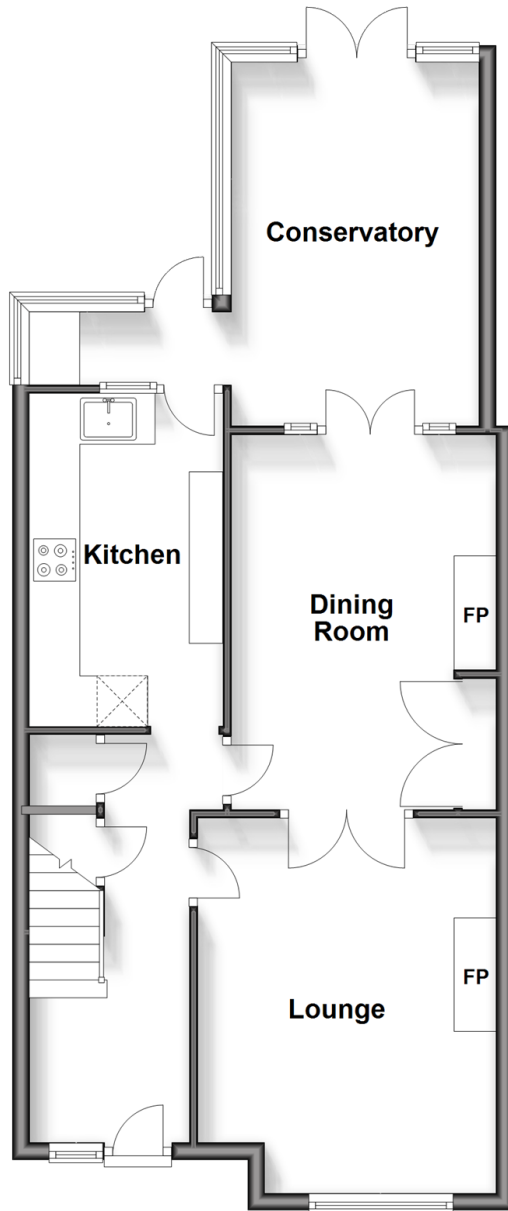
OVER 60?

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

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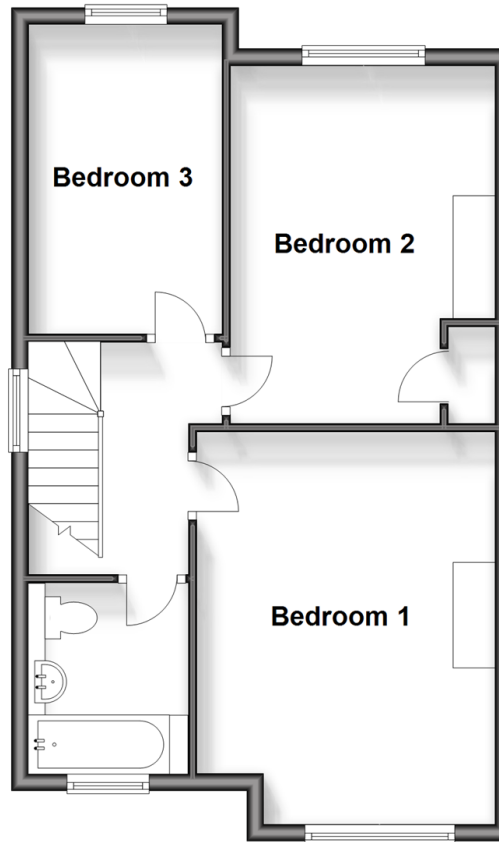
Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'6 into bay x 11'6 (4.42m x 3.51m)

Dining Room: 14'4 x 10'4 (4.37m x 3.15m)

Conservatory: 14'7 x 9'9 (4.45m x 2.97m)

Kitchen: 12'8 x 7'6 (3.86m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1: 15'7 into bay x 11'6 (4.75m x 3.51m)

Bedroom 2: 13'3 x 10'7 (4.04m x 3.23m)

Bedroom 3: 11'9 x 7'7 (3.58m x 2.31m)

Bathroom: 7'4 x 5'7 (2.24m x 1.70m)

OUTSIDE

Front Garden

Rear Garden



Main features

- Edwardian-Style family home full of historic charm & generous room sizes throughout
- Gorgeous conservatory addition & recently renovated kitchen
- Stunning garden, perfect for summertime entertaining
- Walking distance to Sutton town centre & Carshalton Village
- No onward chain to wait for



Nearest Schools

Primary Schools: St Mary's RC Junior School 0.3 miles, Manor Park Primary 0.4 miles, Barrow Hedges Primary 0.6 miles

Secondary Schools: St Philomena's School 0.4 miles,



Transport Information

Train Stations: Carshalton Beeches 0.4 miles, Sutton 0.5 miles, Carshalton 0.8 miles

Underground Morden 2.9 miles, South Wimbledon 3.8 miles, Colliers Wood 3.9 miles



Address

Kings Lane, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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- 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.



22002492/20250318/CR/KWK