



Price

£425,000

Freehold

3x  1x  2x 

**Chaucer Road, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

- Walking distance to Sutton Town Centre
- Potential to extend and improve (subject to planning permission)
- No chain to wait for
- Excellent opportunity for first time buyers or investors
- Close to great transport links

Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 11'1 x 10'9 (3.38m x 3.28m)
Dining Room: 11'1 x 11'0 (3.38m x 3.36m)
Kitchen: 7'3 x 5'6 (2.21m x 1.68m)

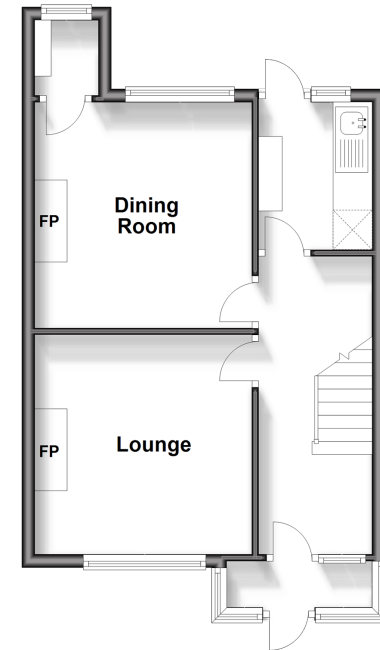
FIRST FLOOR

Landing
Bedroom 1: 11'1 x 8'9 up to fitted wardrobes (3.38m x 2.67m)
Bedroom 2: 11'1 x 9'10 (3.38m x 3.00m)
Bedroom 3: 6'8 x 5'9 (2.03m x 1.75m)
Wet Room

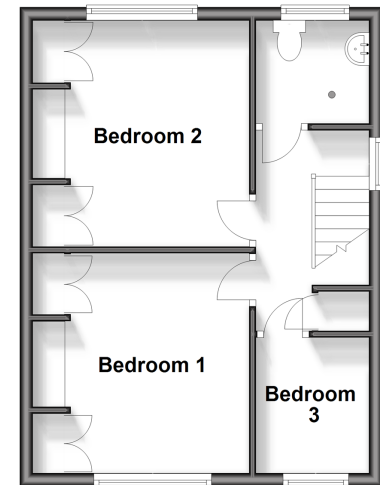
OUTSIDE

Front Garden
Rear Garden

Ground Floor
Approx. 38.9 sq. metres (418.9 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.2 sq. feet)



Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- 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



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