OVER 60?
Secure this property
for up to **59% less!***

Price

£500,000

Freehold

2x 1x 1x

Erskine Road, Sutton, Surrey, SM1

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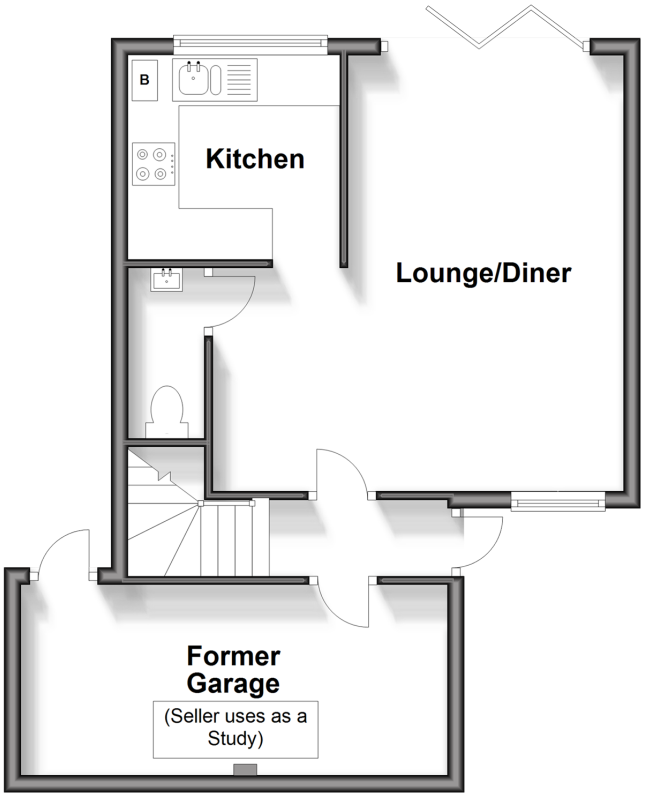
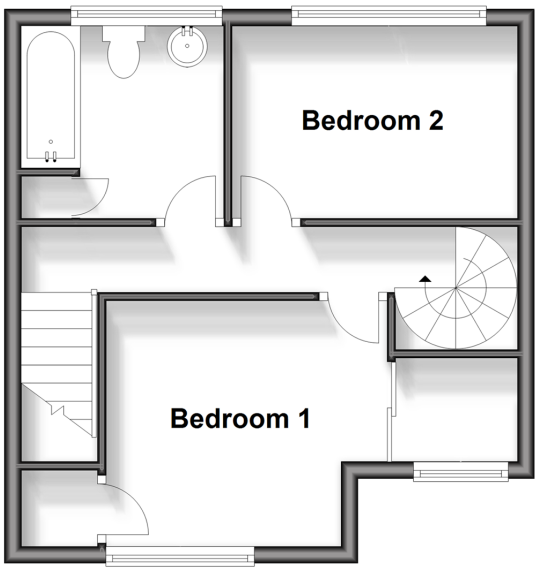
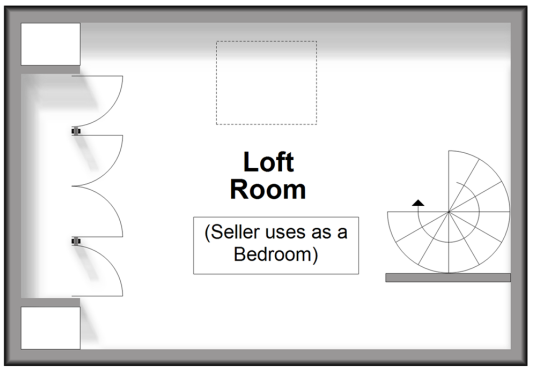
Split Level Ground Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.9 sq. feet)



Second Floor
Approx. 22.2 sq. metres (239.5 sq. feet)



Accommodation

SPLIT-LEVEL GROUND FLOOR

Entrance Hall

Lounge/Diner: 17'3 x 15'6 (5.26m x 4.73m)

Kitchen: 8'5 x 7'9 (2.57m x 2.36m)

Cloakroom

Study (Former Garage)

FIRST FLOOR

Landing

Bedroom 2: 15'7 x 9'6 (4.75m x 2.90m)

Bedroom 3: 16'2 x 10'9 (4.93m x 3.28m)

Family Bathroom: 8'1 x 7'5 (2.47m x 2.26m)

SECOND FLOOR

Loft Room: 17'0 x 12'4 (5.19m x 3.76m)

OUTSIDE

Rear Garden

Garage (current use - study)

Main features

- Additional loft room utilised as a bedroom
- Superbly sociable garden space accessed via high end bi-fold doors
- Garage for parking, currently being used as a study
- Fantastic condition throughout
- Walking distance to Sutton town centre & Carshalton Village whilst being close to local amenities

Nearest Schools

Primary Schools: Rushy Meadow Primary 0.4 miles, Manor Park Primary 0.4 miles, All Saints Benhilton CofE Primary 0.5 miles
Secondary Schools: Sutton Grammar School for Boys 0.4 miles, Greenshaw 0.4 miles, Carshalton Girls 0.5 miles

Transport Information

Train Stations: Carshalton 0.6 miles, Sutton Common 0.7 miles, Sutton 0.8 miles

Address

Erskine Road, 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

The Property Ombudsman

INVESTORS IN PEOPLE

- 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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