

OVER 60?

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



Guide Price

£600,000

Freehold

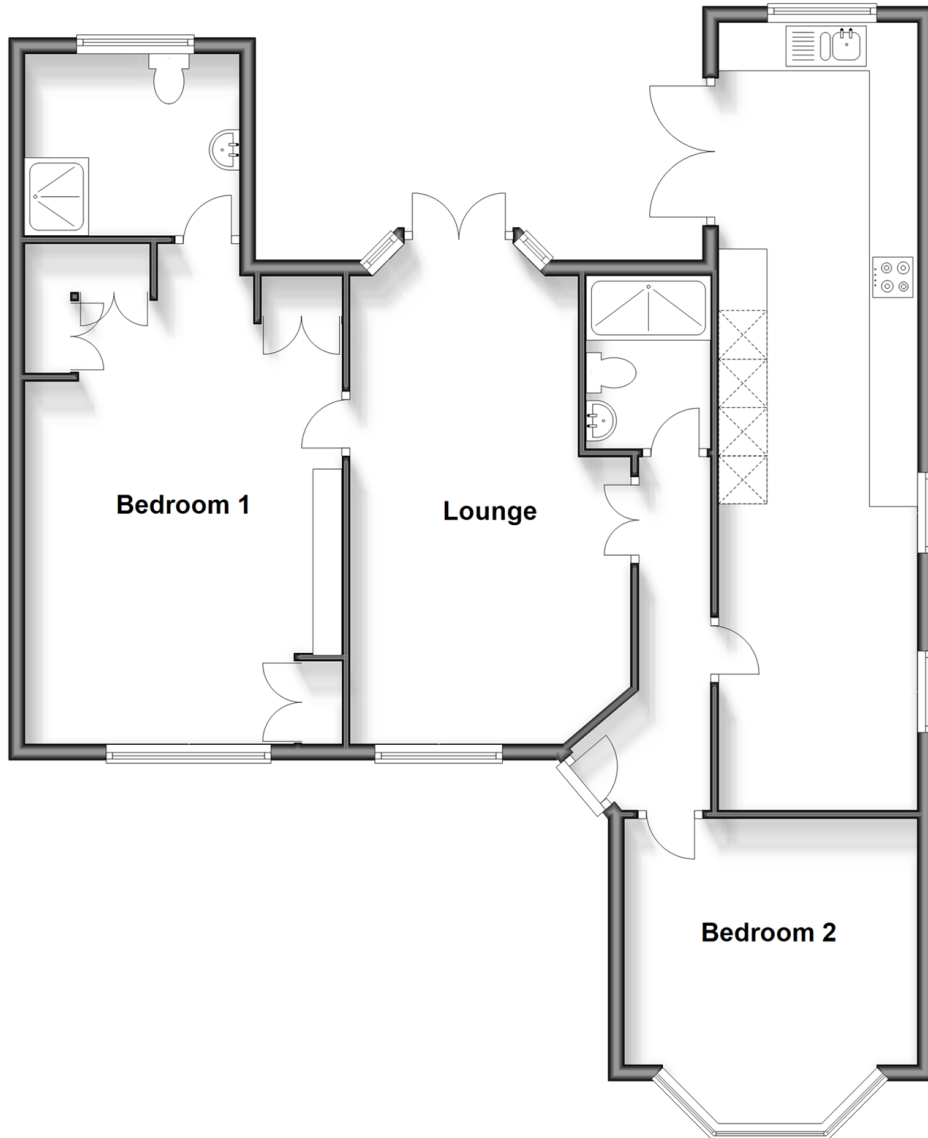
2x  1x  2x 

Rossdale, Sutton, Surrey, SM1

cubitt & west
Helping you move forwards

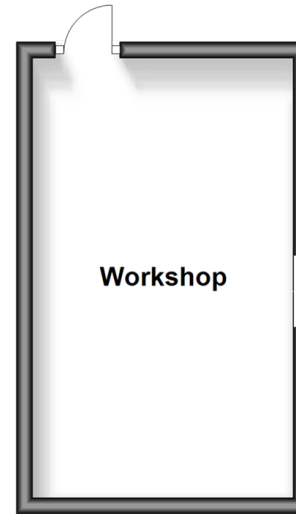
Ground Floor

Approx. 95.5 sq. metres (1028.0 sq. feet)



Outbuilding

Approx. 17.7 sq. metres (190.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 22'0 x 11'8 (6.71m x 3.56m)

Kitchen Area: 20'2 x 7'9 (6.15m x 2.36m)

Dining Area: 12'3 x 8'9 (3.74m x 2.67m)

Bedroom 1: 20'7 x 13'0 (6.28m x 3.97m)

En-Suite Shower Room

Bedroom 2: 13'7 x 11'9 (4.14m x 3.58m)

Shower Room

OUT BUILDING

Workshop

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- Spacious corner plot in a quiet cul de sac location
- Extended with generous living space but still with heaps of potential
- A short walk away from local shops and Carshalton station
- Close to outstanding Primary and Secondary schools
- No onward chain to wait for



Nearest Schools

Primary Schools: St Mary's RC Junior School 0.1 miles, Camden Junior School 0.3 miles, All Saints' CoFE Primary 0.6 miles
Secondary Schools: St Philomena's 0.1 miles, Carshalton Girls 0.3 miles, Sutton Grammar for Boys 0.7 miles



Transport Information

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



Address

Rossdale, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://www.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.



22006130/20240603/CR/JH