



**Price**  
**£400,000**

**Leasehold**

3x  1x  1x 

**Grove Avenue, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Rarely available 3 bedroom flat in extremely sought after area
- Situated in a private gated road
- Direct access to the attractive communal garden
- Located within walking distance to Sutton station and town centre
- Close to a great choice of schools including popular Grammar schools

## Accommodation

### FIRST FLOOR

#### Entrance Hall

Lounge: 15'2 x 12'0 (4.63m x 3.66m)

Kitchen: 10'1 x 6'8 (3.08m x 2.03m)

Bedroom 1: 13'4 x 13'1 (4.07m x 3.99m)

Bedroom 2: 12'9 x 10'5 (3.89m x 3.18m)

Bedroom 3: 10'1 x 7'6 (3.08m x 2.29m)

Bathroom: 8'0 x 5'6 (2.44m x 1.68m)

Separate Toilet

### OUTSIDE

Communal Gardens

Off Road Parking

## First Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://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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