



**Price**  
**£475,000**

**Freehold**

2x  1x  1x 

**Lyndhurst Way, Sutton,  
Surrey, SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- High quality decor throughout
- Quiet cul-de-sac location and sunny rear garden
- Short distance from schools and transport links
- Backing on to the green spaces of Overton Park
- Potential to extend (subject to planning permission)

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 20'7 x 13'2 (6.28m x 4.02m)

Kitchen: 12'8 x 5'6 (3.86m x 1.68m)

Family Room: 9'5 x 7'8 (2.87m x 2.34m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'8 x 10'2 (4.47m x 3.10m)

Bedroom 2: 13'2 x 9'5 (4.02m x 2.87m)

Bathroom: 7'5 x 6'4 (2.26m x 1.93m)

### OUTSIDE

Driveway

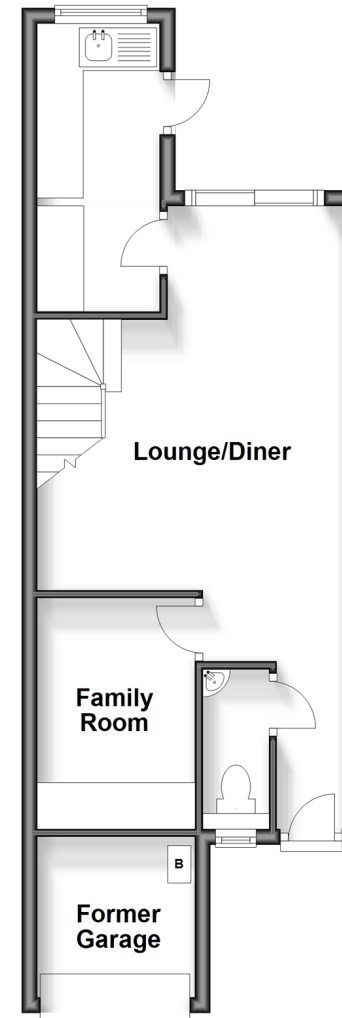
Former Garage

Front Garden

Rear Garden

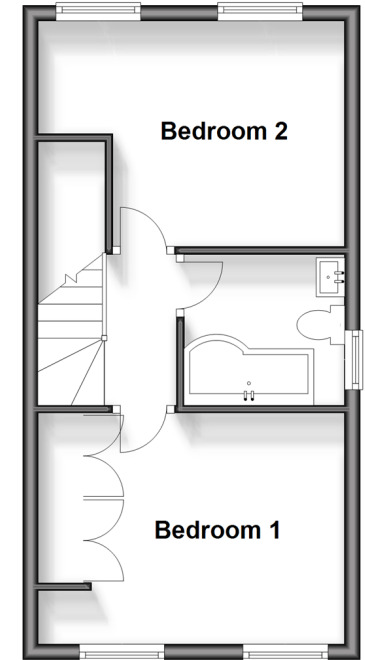
### Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.2 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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