



Guide Price
£500,000

Freehold

3x  1x  1x 

**Horse Shoe Green,
Sutton, Surrey, SM1**

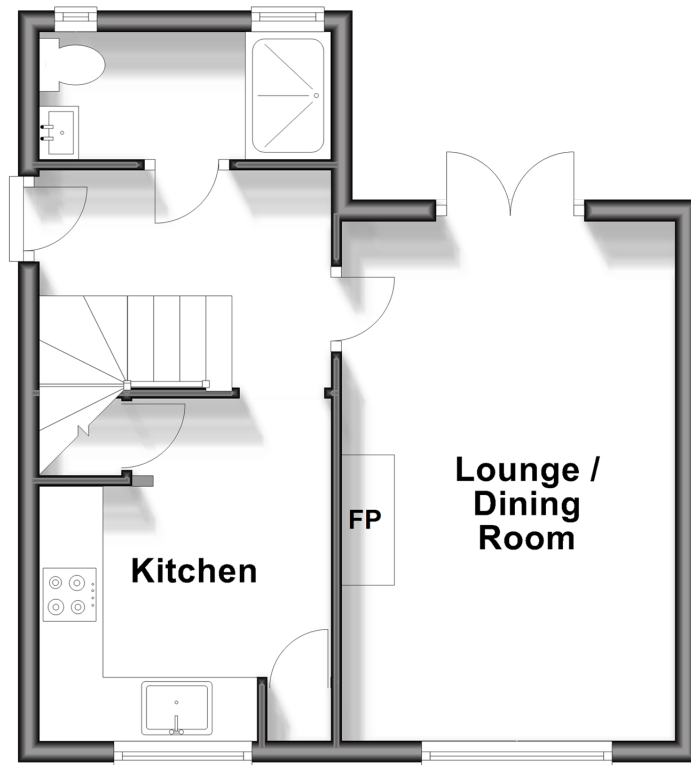
OVER 60?

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

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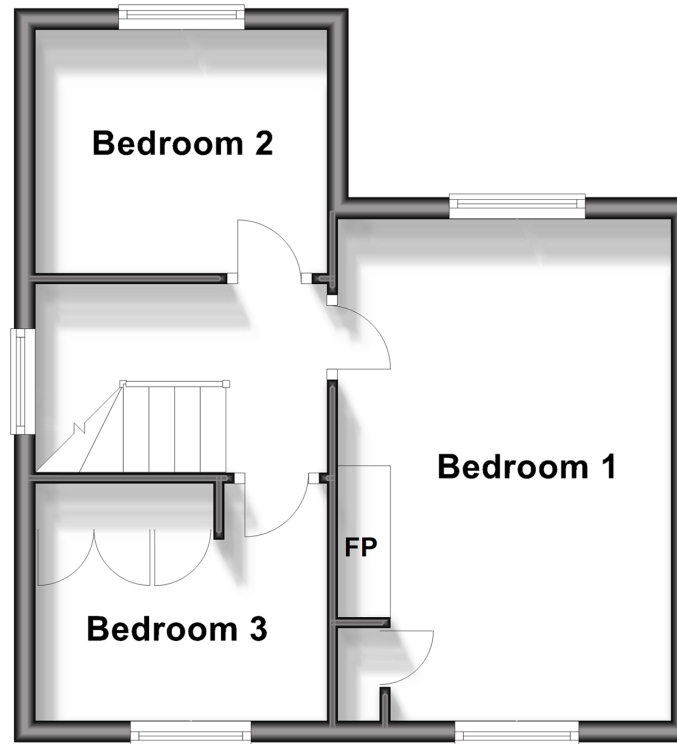
Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



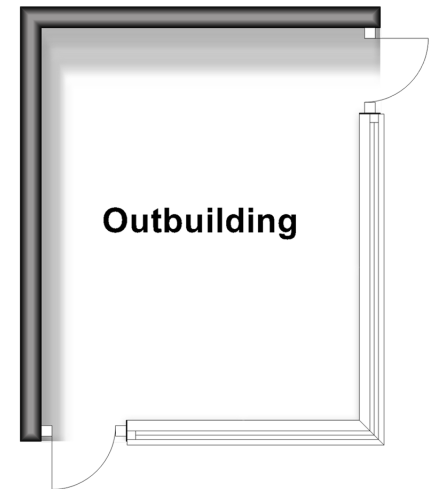
First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Outbuilding

Approx. 12.0 sq. metres (129.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Room: 15'9 x 10'4
(4.80m x 3.15m)

Kitchen: 10'6 x 9'0 (3.20m x 2.75m)

Shower Room: 8'6 x 3'8 (2.59m x 1.12m)

FIRST FLOOR

Landing

Bedroom 1: 15'6 x 9'1 (4.73m x 2.77m)

Bedroom 2: 9'0 x 7'4 (2.75m x 2.24m)

Bedroom 3: 9'0 x 7'4 (2.75m x 2.24m)

OUT BUILDING

Garden Office

OUTSIDE

Front Garden

Rear Garden



Main features

- No onward chain to wait for
- Enchanting garden, meticulously designed by this home's loving owners
- Garden office
- Stylishly modernised to a beautiful standard throughout
- Walking distance to Sutton town centre
- Superb transport links including buses with easy access to Tooting, Morden & Epsom

Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.1 miles, Westbourne Primary 0.5 miles, Abbey Primary 0.6 miles
Secondary Schools: Greenshaw High 0.3 miles, Glenthorne High 0.5 miles, Carshalton Boys 0.7 miles

Transport Information

Train Stations: Sutton Common 0.2 miles, West Sutton 0.8 miles, St Helier 0.9 miles

Address

Horse Shoe Green, Sutton, Surrey, SM1

Directions

For directions to this property please contact us.



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- 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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