



**Price**  
**£600,000**

**Freehold**

3x  1x  1x 

**Abbotts Road, Sutton,  
Surrey, SM3**

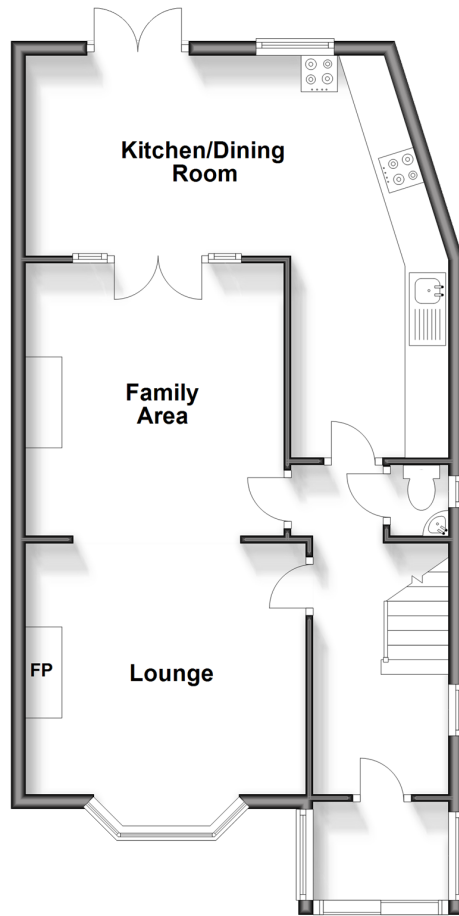
**OVER 60?**

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

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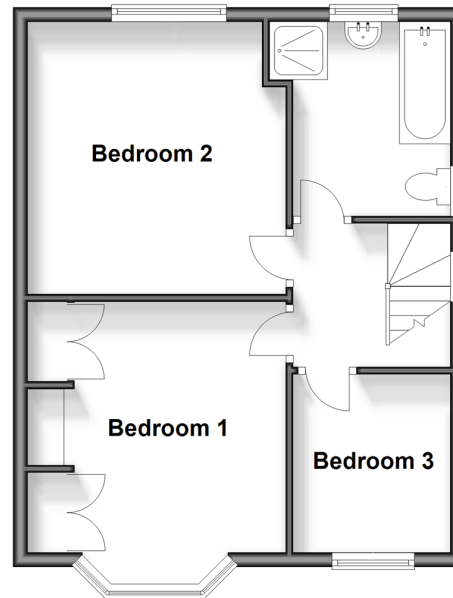
## Ground Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



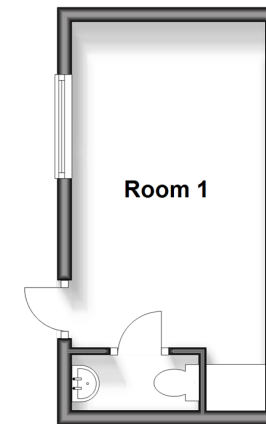
## First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



## Outbuilding

Approx. 14.2 sq. metres (152.6 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 25'6 x 12'9 (7.78m x 3.89m)  
Family Area  
Kitchen/Dining Room: 18'6 x 17'7 (5.64m x 5.36m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 13'8 x 11'3 (4.17m x 3.43m)  
Bedroom 2: 12'6 x 12'3 (3.81m x 3.74m)  
Bedroom 3: 9'4 x 8'2 (2.85m x 2.49m)  
Bathroom: 10'3 x 9'0 (3.13m x 2.75m)

### OUT BUILDING

Home Office

### OUTSIDE

Driveway  
Rear Garden





## Main features

- Close to Cheam Village
- A choice of excellent primary and secondary schools within walking distance
- Large reception room and extended kitchen/diner
- Garden home office
- Spacious garden, ideal for entertaining

## Nearest Schools

Primary Schools: Cheam Park Farm Junior School 0.1 miles, Cheam Fields Primary 0.3 miles, Westbourne Primary 0.4 miles  
Secondary Schools: Cheam High School 0.3 miles, Sutton High School 0.8 miles, Glenthorne High School 0.9 miles

## Transport Information

Train Stations: West Sutton 0.3 miles, Sutton Common 0.7 miles, Cheam 1.0 miles

## Address

Abbotts Road, Sutton, Surrey, SM3

## 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.

EPC RATING

CURRENT: D(60) POTENTIAL: C(78)

20202434/20240927/JB/JB