



Price
£575,000

Freehold

3x  1x  1x 

**Fairlands Avenue,
Sutton, Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Decorated to a good standard throughout
- Large double garage to the rear
- Spacious living space - perfect for families
- Excellent schools on your doorstep
- Fantastic transport links within easy reach

Accommodation

GROUND FLOOR

Porch

Entrance Hall

Lounge: 13'6 x 11'5 (4.12m x 3.48m)

Dining Room: 12'2 x 10'4 (3.71m x 3.15m)

Kitchen: 9'4 x 6'8 (2.85m x 2.03m)

FIRST FLOOR

Bedroom 1: 14'2 x 10'2 (4.32m x 3.10m)

Bedroom 2: 11'7 x 9'5 (3.53m x 2.87m)

Bedroom 3: 8'3 x 6'5 (2.52m x 1.96m)

Landing

Shower Room: 7'8 x 7'6 (2.34m x 2.29m)

OUT BUILDING

Garage

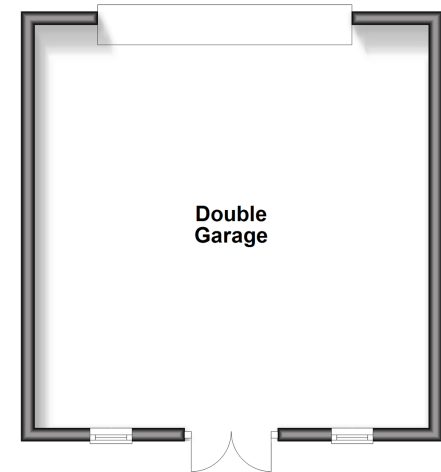
OUTSIDE

Driveway

Rear Garden

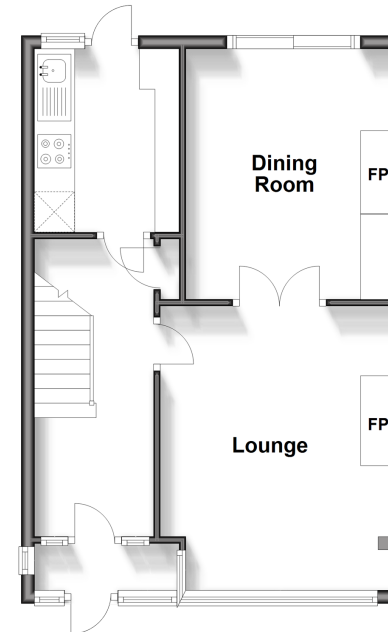
Outbuilding

Approx. 35.7 sq. metres (384.6 sq. feet)



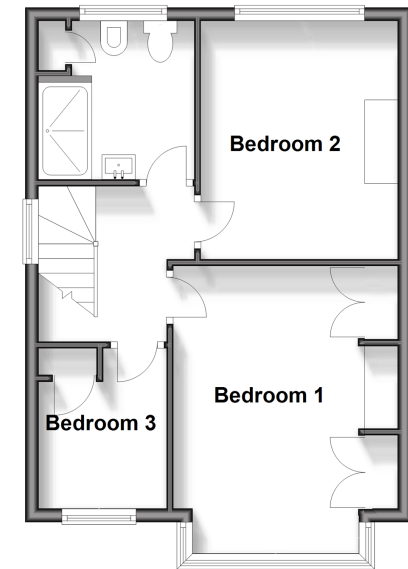
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Call Sutton - 020 8661 0330 ■ 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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