



**OVER 60?**

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

**Price**

**£300,000**

**Leasehold**

2x  1x  1x 

**Hawthorn Court, St.  
James Road, Sutton,  
Surrey, SM1**

**cubitt & west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Ready to move into condition
- Garage en-bloc for additional storage or parking
- Walking distance to Sutton High Street & Cheam Village
- Extremely well connected transport links close by

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'5 x 13'7 (4.70m x 4.14m)

Kitchen: 10'8 x 7'3 (3.25m x 2.21m)

Bedroom 1: 12'3 x 8'9 (3.74m x 2.67m)

Bedroom 2: 12'5 x 7'9 (3.79m x 2.36m)

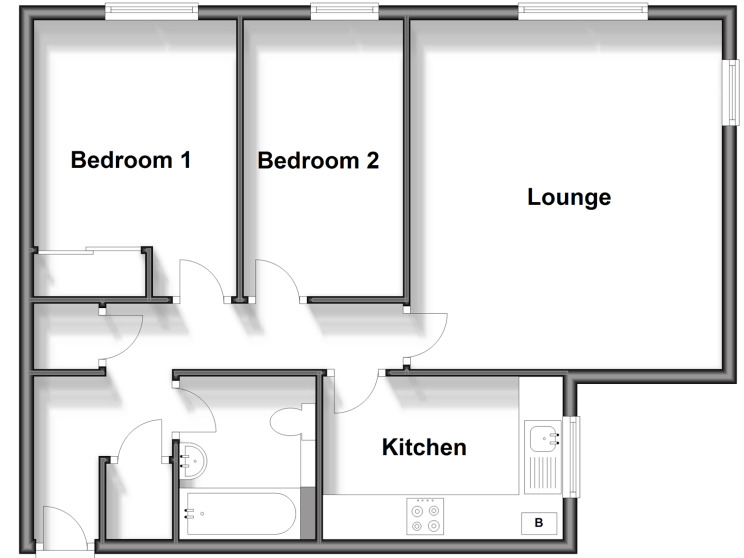
Bathroom

### OUTSIDE

Garage

Communal Gardens

**Ground Floor**  
Approx. 61.4 sq. metres (660.9 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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