



**Price**  
**£550,000**

**Freehold**

3x  1x  2x 

Upper Vernon Road,  
Sutton, Surrey, SM1

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Potential to extend subject to planning permissions
- Walking distance to popular Primary & Secondary Schools
- Larger than average kitchen & conservatory addition
- Sutton Mainline Station is 0.7miles away

## Accommodation

### GROUND FLOOR

#### Entrance Hall

- Lounge: 14'0 x 12'7 (4.27m x 3.84m)
- Dining Room: 12'6 x 11'11 (3.81m x 3.63m)
- Conservatory: 8'10 x 7'0 (2.69m x 2.14m)
- Kitchen: 15'8 maximum x 9'1 maximum (4.78m x 2.77m)

### FIRST FLOOR

- Landing
- Bedroom 1 : 13'0 x 12'0 (3.97m x 3.66m)
- Bedroom 2: 13'0 x 11'3 (3.97m x 3.43m)
- Bedroom 3: 8'9 x 7'6 (2.67m x 2.29m)
- Bathroom

### OUTSIDE

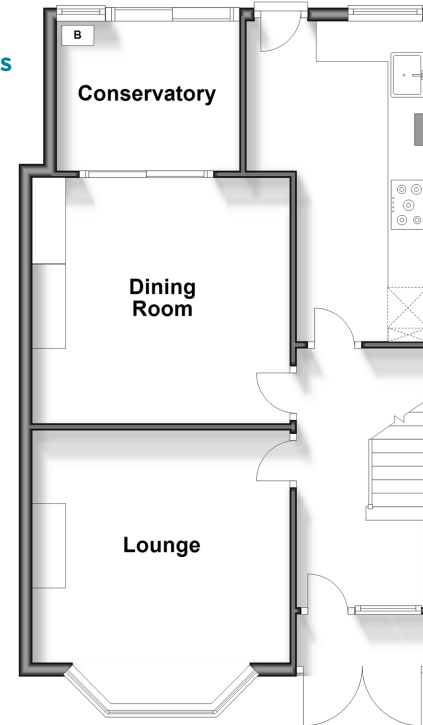
- Front Garden
- Rear Garden

**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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.

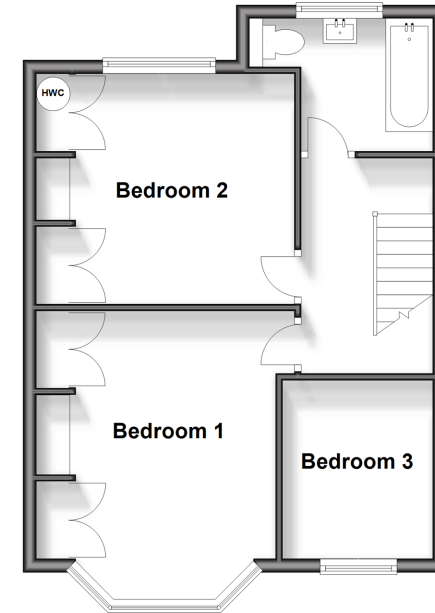
### Ground Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



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