



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  2x 

**Chertsey Drive, Sutton,  
Surrey, SM3**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Driveway for two cars
- Side access to garden with a summerhouse
- Large conservatory
- Potential to extend (subject to planning permissions)
- Walking distance to popular schools & West Sutton station

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Dining Area: 25'8 maximum x 11'4 maximum (7.83m x 3.46m)

Kitchen: 10'5 x 5'11 (3.18m x 1.80m)

Conservatory: 17'9 maximum x 11'0 maximum (5.41m x 3.36m)

### FIRST FLOOR

#### Landing

Bedroom 1: 11'11 x 10'11 maximum (3.63m x 3.33m)

Bedroom 2: 13'1 maximum x 9'6 (3.99m x 2.90m)

Bedroom 3: 7'9 x 5'8 (2.36m x 1.73m)

#### Bathroom

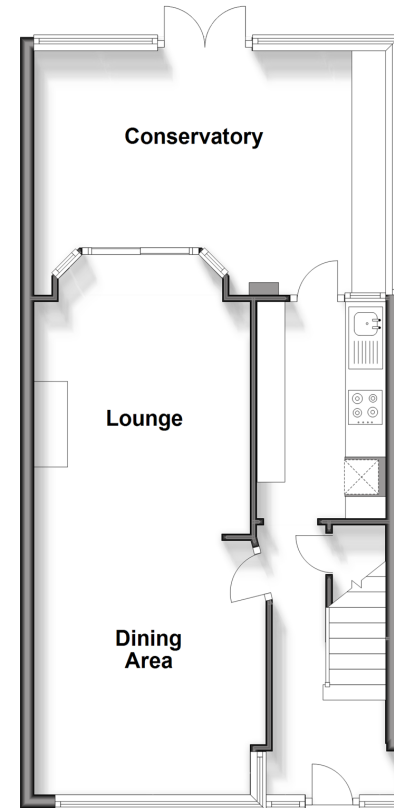
### OUTSIDE

#### Driveway

#### Rear Garden

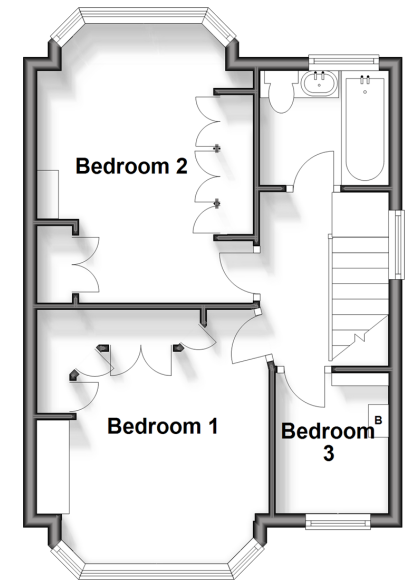
### Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



**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.



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