



**Guide Price**  
**£675,000**

**Freehold**

5x  3x  2x 

**Taunton Close, Sutton,  
Surrey, SM3**

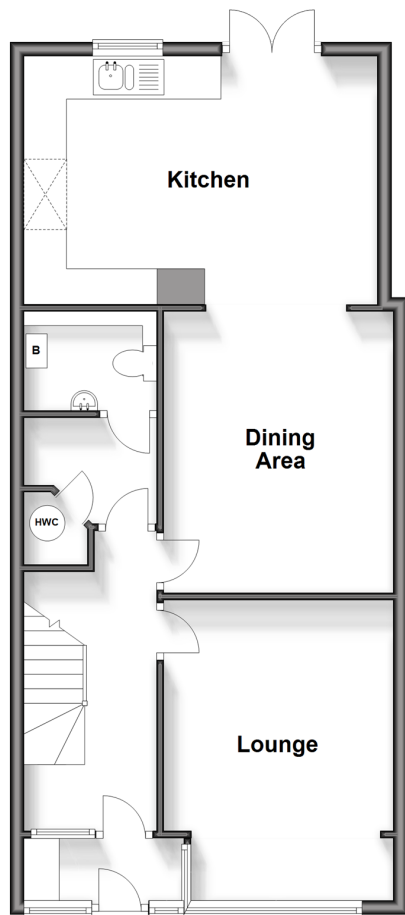
**OVER 60?**

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

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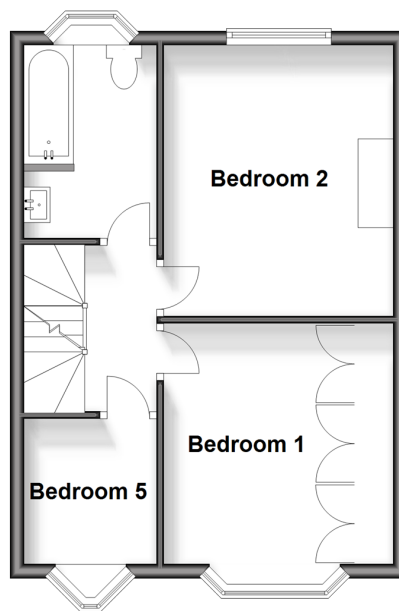
## Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



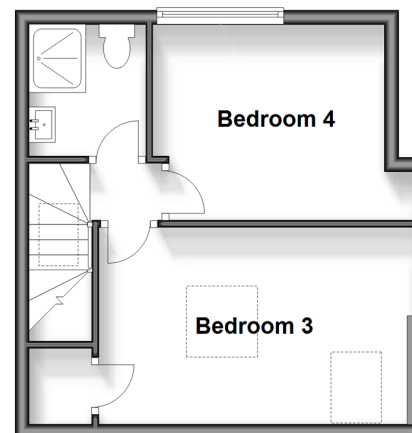
## First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



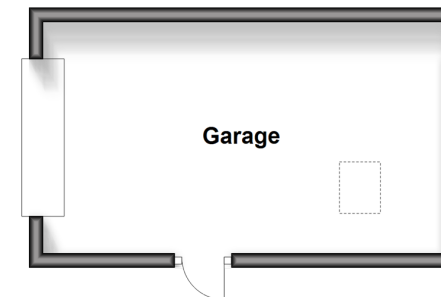
## Second Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



## Outbuilding

Approx. 18.4 sq. metres (198.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 13'8 x 10'5 (4.17m x 3.18m)  
Dining Area: 11'8 x 10'2 (3.56m x 3.10m)  
Kitchen: 16'1 x 11'1 (4.91m x 3.38m)  
Utility Room  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 10'8 up to bay x 10'5 (3.25m x 3.18m)  
Bedroom 2: 12'5 x 10'5 (3.79m x 3.18m)  
Bedroom 5: 6'6 x 5'9 (1.98m x 1.75m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 3: 14'4 x 8'9 (4.37m x 2.67m)  
En-Suite Shower Room  
Bedroom 4: 11'1 maximum x 8'8 (3.38m x 2.64m)

### OUT BUILDING

Garage

### OUTSIDE

Driveway  
Rear Garden





## Main features

- **Gorgeous family home within walking distance of Glenthorne High School**
- **Driveway for two cars and generous garden with double garage**
- **Fully extended & versatile living space**
- **Exceptional condition throughout**
- **Downstairs utility room & cloakroom**



### Nearest Schools

Primary Schools: Abbey Primary 0.5 miles, Westbourne Primary 0.7 miles, Malmesbury Primary 0.8 miles  
Secondary Schools: Glenthorne High School 0.2 miles, Greenshaw High School 1.5 miles, Bishopsford Community School 1.6 miles



### Transport Information

Train Stations: Sutton Common 0.6 miles, St Helier 0.8 miles, Morden South 1.1 miles



### Address

Taunton Close, Sutton, Surrey, SM3



### Directions

For directions to this property please contact us.





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Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://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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