



**Price**  
**£600,000**

**Freehold**

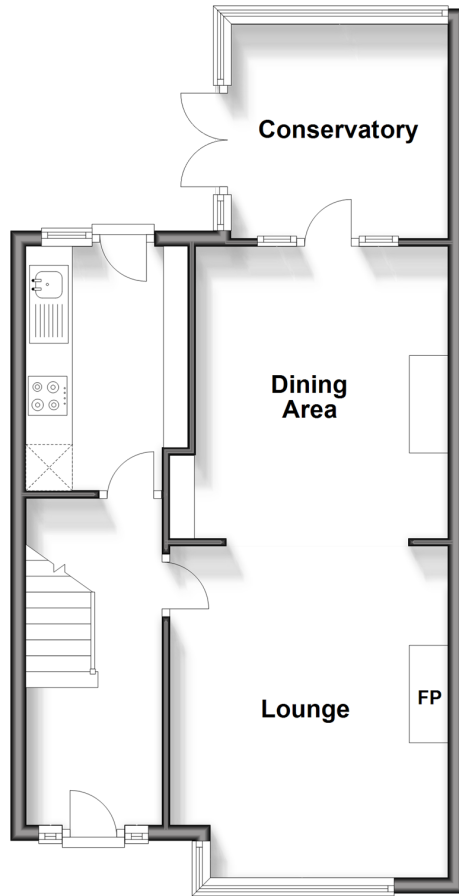
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**St. John's Road, Sutton,  
Surrey, SM1**

**cubitt&west**  
Helping you move forwards

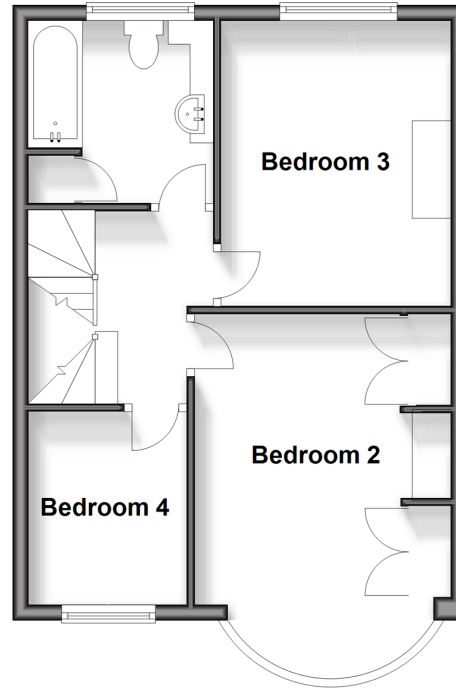
## Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



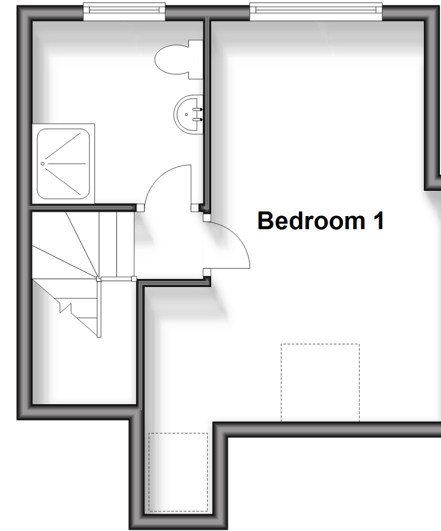
## First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



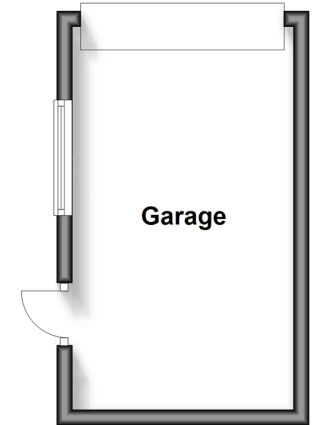
## Second Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



## Outbuilding

Approx. 14.0 sq. metres (150.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Room: 26'5 x 12'1 (8.06m x 3.69m)

Conservatory: 9'9 x 9'0 (2.97m x 2.75m)

Kitchen: 11'8 x 6'9 (3.56m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 2: 14'6 x 11'1 (4.42m x 3.38m)

Bedroom 3: 11'9 x 10'0 (3.58m x 3.05m)

Bedroom 4: 8'8 x 6'5 (2.64m x 1.96m)

Bathroom: 8'8 x 7'8 (2.64m x 2.34m)

### SECOND FLOOR

Bedroom 1: 14'0 x 10'2 (4.27m x 3.10m)

Shower Room: 8'5 x 6'6 (2.57m x 1.98m)

### OUT BUILDING

Garage

### OUTSIDE

Driveway

Rear Garden





## Main features

- Spacious lounge and dining area leading to sunny conservatory
- Good size bedrooms plus a loft room and additional shower room
- Good size rear garden and driveway
- Walking distance to Sutton Common station
- Close to a selection of sought after Primary and Secondary schools



### Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.3 miles, Westbourne Primary 0.3 miles, Abbey Primary 0.5 miles  
Secondary Schools: Glenthorne High 0.3 miles, Greenshaw High 0.6 miles, Sutton Grammar for Boys 0.8 miles



### Transport Information

Train Stations: Sutton Common 0.1 miles, West Sutton 0.7 miles, St Helier 0.8 miles



### Address

St. John's Road, Sutton, Surrey, SM1



### Directions

For directions to this property please contact us.





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



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