



OVER 60?

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

Price
£475,000

Freehold

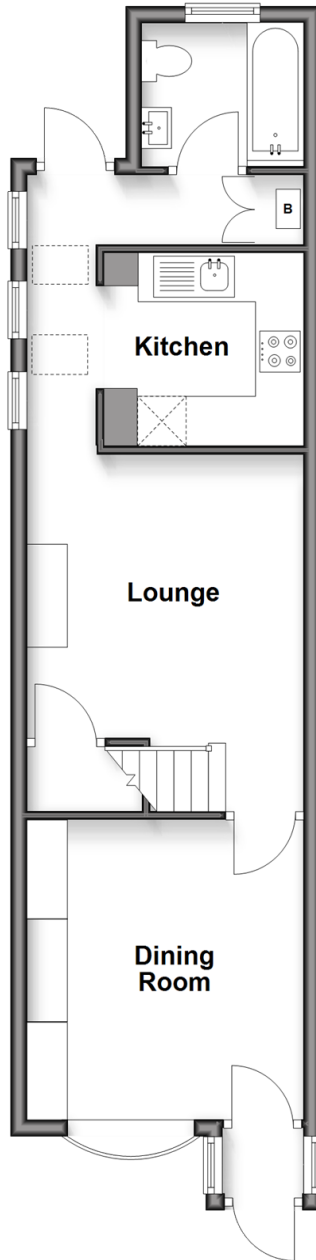
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**Myrtle Road, Sutton,
Surrey, SM1**

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Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Accommodation

GROUND FLOOR

Porch

Dining Room: 11'8 x 11'1 (3.56m x 3.38m)

Lounge: 14'1 maximum x 11'1 (4.30m x 3.38m)

Kitchen: 8'1 x 6'5 (2.47m x 1.96m)

Bathroom: 6'2 x 5'8 (1.88m x 1.73m)

FIRST FLOOR

Landing

Bedroom 1: 12'0 maximum x 11'3 maximum (3.66m x 3.43m)

En-Suite Shower Room: 8'1 x 6'6 (2.47m x 1.98m)

Bedroom 2: 11'8 maximum x 11'3 maximum (3.56m x 3.43m)

OUTSIDE

Front Garden

Rear Garden

Garden Office



Main features

- Period cottage with tonnes of character
- Stunning condition throughout
- Garden office with power supply
- Walking distance to Sutton town centre & station
- Within the catchment area for Manor Park Primary School
- Downstairs family bathroom and en-suite to main bedroom



Nearest Schools

Primary Schools: Manor Park Primary 0.1 miles, All Saints Benhlton CofE Primary 0.8 miles, Westbourne Primary 0.9 miles

Secondary Schools: Sutton Grammar School for Boys 0.2



Transport Information

Train Stations: Sutton 0.6 miles, Carshalton 0.9 miles, Sutton Common 1.1 miles

Underground Morden 3.5 miles, South Wimbledon 4.0 miles, Tooting Broadway 4.3 miles



Address

Myrtle 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



■ 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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