



Price
£400,000

**Share of
Freehold**

3x  1x  1x 

**Grove Avenue, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Share of Freehold with a lease length of over 170 years remaining
- Gated, private development with residents' parking
- Direct access to well looked after communal gardens
- Family bathroom & additional cloakroom
- No onward chain to wait for

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'2 x 12'4 (4.63m x 3.76m)

Kitchen: 9'7 x 6'9 (2.92m x 2.06m)

Bedroom 1: 13'3 x 12'3 into bay (4.04m x 3.74m)

Bedroom 2: 12'8 x 10'4 (3.86m x 3.15m)

Bedroom 3: 10'10 x 7'5 (3.30m x 2.26m)

Bathroom: 7'8 x 5'5 (2.34m x 1.65m)

Separate Toilet

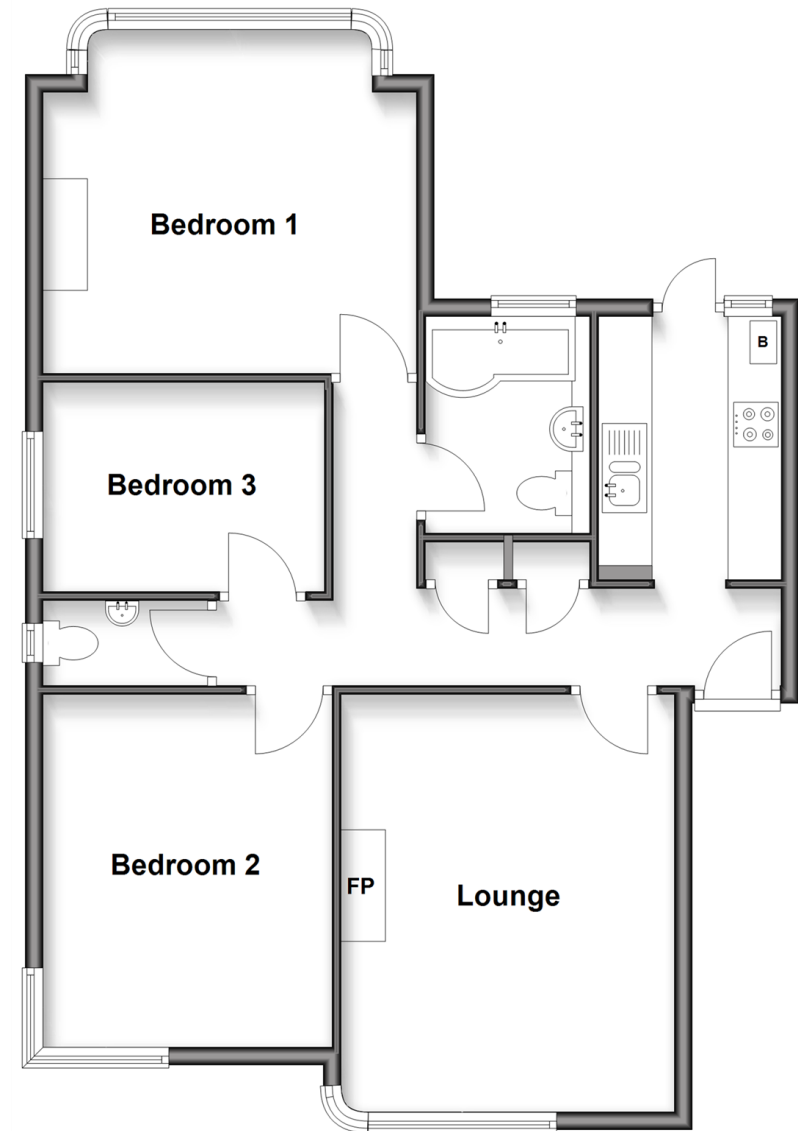
OUTSIDE

Communal Gardens

Off Road Parking

Ground Floor

Approx. 78.9 sq. metres (849.6 sq. feet)



Call Sutton - 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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