



OVER 60?

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

Price

£625,000

Freehold

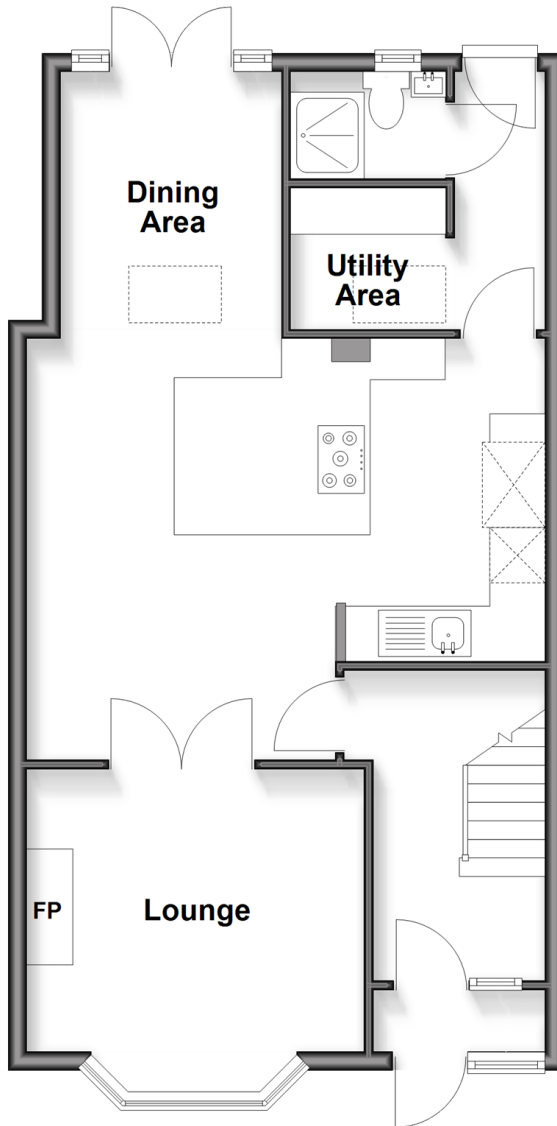
3x  2x  2x 

**Shirley Avenue, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards

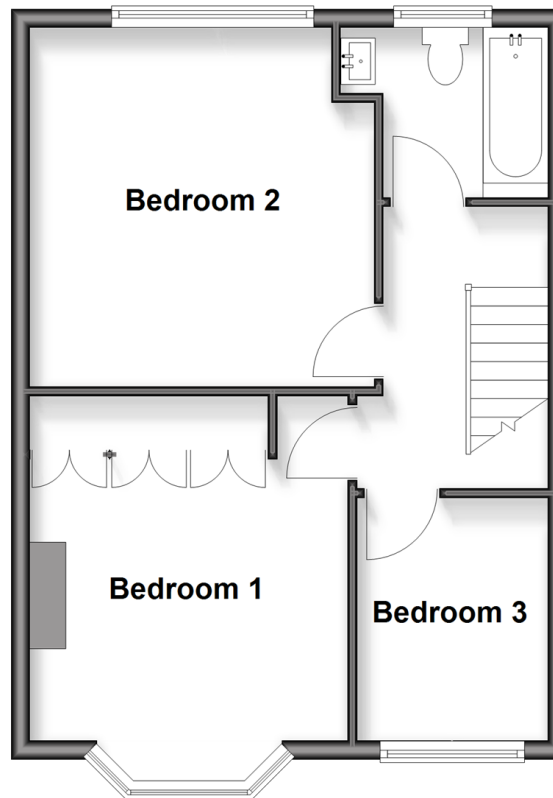
Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'7 x 11'1 (3.84m x 3.38m)

Kitchen Area: 17'0 x 15'10 (5.19m x 4.83m)

Dining Area: 12'0 x 10'0 (3.66m x 3.05m)

Utility Area: 8'5 x 5'6 (2.57m x 1.68m)

Shower Room: 9'6 x 7'5 (2.90m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1: 15'3 x 11'3 (4.65m x 3.43m)

Bedroom 2: 13'1 x 12'1 (3.99m x 3.69m)

Bedroom 3: 8'9 x 6'8 (2.67m x 2.03m)

Bathroom: 8'1 x 6'8 (2.47m x 2.03m)

OUTSIDE

Driveway

Rear Garden



Main features

- Immaculate larger than average home
- All bedrooms are doubles
- Open plan flexible living spaces
- Outside purpose built barbeque and bar area
- Excellent location close to all amenities
- Carshalton station within walking distance
- Close to a choice of sought after primary and secondary schools



Nearest Schools

Primary Schools: St Mary's RC Junior School 0.3 miles, Rushy Meadow Primary 0.4 miles, Camden Junior School 0.4 miles
Secondary Schools: Carshalton Girls 0.3 miles, St Philomena's 0.4 miles, Sutton Grammar for Boys 0.6 miles



Transport Information

Train Stations: Carshalton 0.4 miles, Carshalton Beeches 0.8 miles, Sutton 0.8 miles



Address

Shirley Avenue, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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.



22018103/20250515/CR/TA