



Price

£740,000

Freehold

5x  3x  2x 

**Ashleigh Gardens,
Sutton, Surrey, SM1**

OVER 60?

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

cubitt&west
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'9 maximum x 12'0 maximum
(4.80m x 3.66m)

Dining Area: 15'0 maximum x 11'5 maximum
(4.58m x 3.48m)

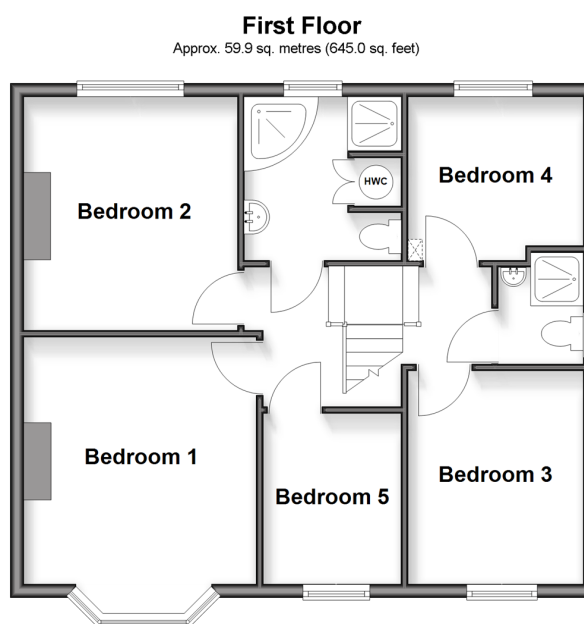
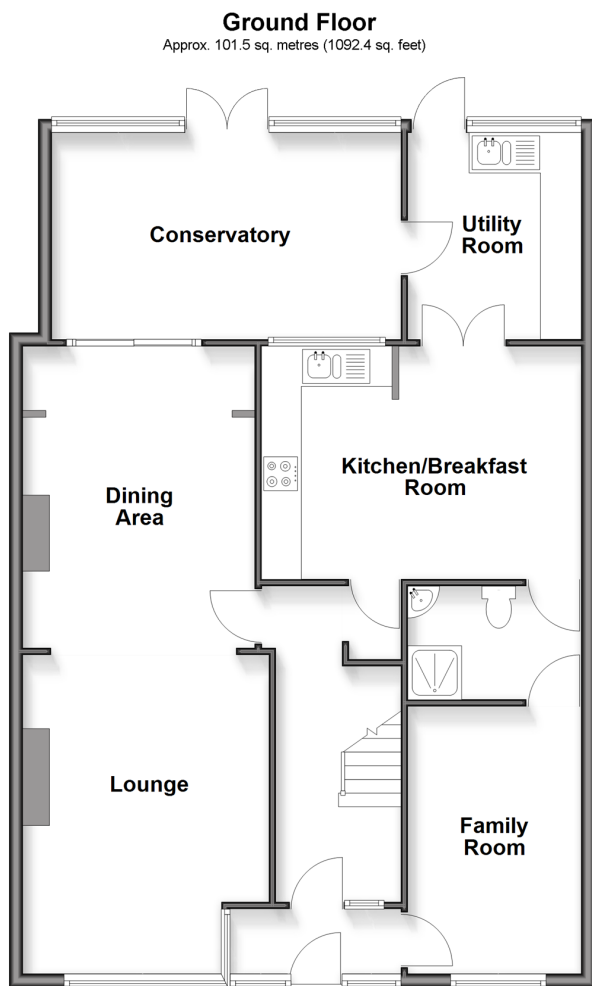
Kitchen/Breakfast Room: 15'5 maximum x 11'0 maximum
(4.70m x 3.36m)

Utility Room: 9'11 x 7'10 (3.02m x 2.39m)

Conservatory: 17'5 x 9'11 (5.31m x 3.02m)

Shower Room

Annex Room: 12'5 x 8'2 (3.79m x 2.49m)



FIRST FLOOR

Landing

Bedroom 1: 14'2 maximum x 11'2 (4.32m x 3.41m)

Bedroom 2: 11'1 x 10'2 (3.38m x 3.10m)

Bedroom 3: 10'2 x 8'2 (3.10m x 2.49m)

Bedroom 4: 8'2 x 7'9 (2.49m x 2.36m)

Bedroom 5: 8'2 x 6'9 (2.49m x 2.06m)

Bathroom

Shower Room

OUTSIDE

Driveway

Rear Garden



Main features

- Conservatory leading out to a gorgeous garden, perfect backdrop for entertaining
- Driveway for two cars
- Downstairs bedroom & shower room with separate front door
- Walking distance to popular schools
- Sutton Common train station & excellent bus links a short walk away
- Close to Sutton High street & plenty of amenities



Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.1 miles, Westbourne Primary 0.4 miles, Robin Hood Junior School 0.6 miles
Secondary Schools: Greenshaw High School 0.5 miles, Glenthorne High School 0.5 miles, Sutton Grammar School



Transport Information

Train Stations: Sutton Common 0.1 miles, West Sutton 0.7 miles, St Helier 1.0 miles
Underground Morden 1.8 miles, South Wimbledon 2.8 miles, Colliers Wood 3.0 miles



Address

Ashleigh Gardens, 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 50% less, by purchasing a Lifetime Lease.



22018106/20251006/KWK/KWK