



Price
£675,000

Freehold

4x  2x  1x 

**Langley Park Road,
Sutton, Surrey, SM2**

cubitt&west
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Diner: 21'6 x 18'6 (6.56m x 5.64m)

Cloakroom

FIRST FLOOR

Landing

Lounge: 16'4 x 12'3 (4.98m x 3.74m)

Balcony

Bedroom 1: 14'5 x 11'5 (4.40m x 3.48m)

En-Suite Shower Room

SECOND FLOOR

Landing

Bedroom 2: 11'8 x 9'11 (3.56m x 3.02m)

Bedroom 3 : 9'4 x 8'8 (2.85m x 2.64m)

Bedroom 4: 9'3 x 7'6 (2.82m x 2.29m)

Bathroom

OUTSIDE

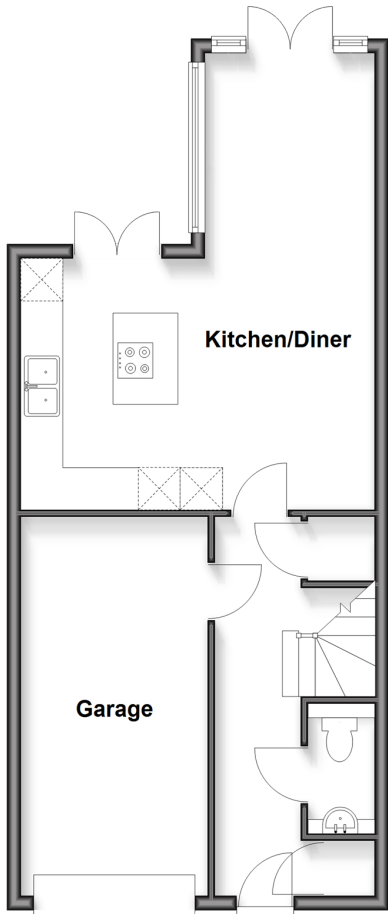
Driveway

Garage

Rear Garden

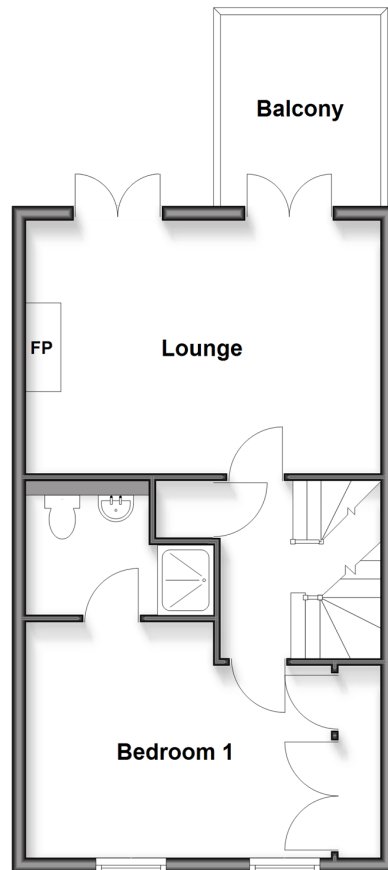
Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



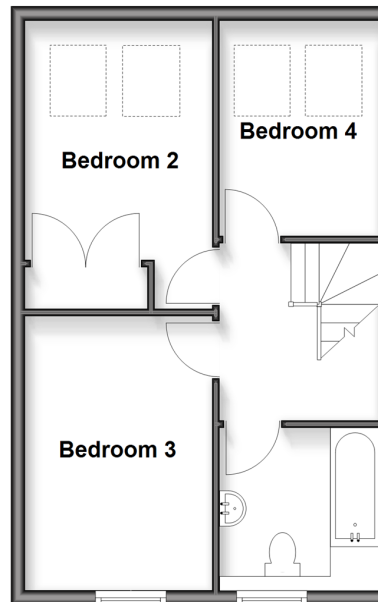
First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Second Floor

Approx. 40.7 sq. metres (437.8 sq. feet)





Main features

- Desirable South Sutton location
- Well maintained and in beautiful condition throughout
- Large open plan kitchen/diner, perfect for entertaining
- Walking distance to Sutton station and High Street
- Choice of sought after Primary and Secondary schools nearby



Nearest Schools

Primary Schools: Devonshire Primary 0.7 miles, Manor Park Primary 0.9 miles, Barrow Hedges Primary 0.9 miles
Secondary Schools: The Harris Academy 0.6 miles, Sutton Grammar School for Boys 1.0 miles, Overton Grange School 1.0 miles



Transport Information

Train Stations: Sutton 0.6 miles, Carshalton Beeches 1.2 miles, Belmont 1.3 miles



Address

Langley Park Road, Sutton, Surrey, SM2



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



22018148/20250613/CR/JB