



OVER 60?

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

Price

£650,000

Freehold

4x  2x  2x 

**Overton Road, Sutton,
Surrey, SM2**

cubitt&west
Helping you move forwards



Main features

- Within the catchment area for The Avenue Academy & Overton Grange
- Driveway & integrated garage
- Scope to improve and make your own
- Downstairs cloakroom & stunning conservatory
- Overton Park on your doorstep

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 17'4 maximum x 14'8 maximum (5.29m x 4.47m)

Dining Room: 11'10 maximum x 10'4 (3.61m x 3.15m)

Kitchen: 12'0 maximum x 9'7 (3.66m x 2.92m)

Conservatory: 14'0 x 11'6 (4.27m x 3.51m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 17'2 maximum x 12'0 up to fitted wardrobes (5.24m x 3.66m)

En-Suite Shower Room

Bedroom 2: 14'0 maximum x 8'4 up to fitted wardrobes (4.27m x 2.54m)

Bedroom 3: 12'1 x 7'5 (3.69m x 2.26m)

Bedroom 4: 11'7 x 6'1 (3.53m x 1.86m)

Bathroom

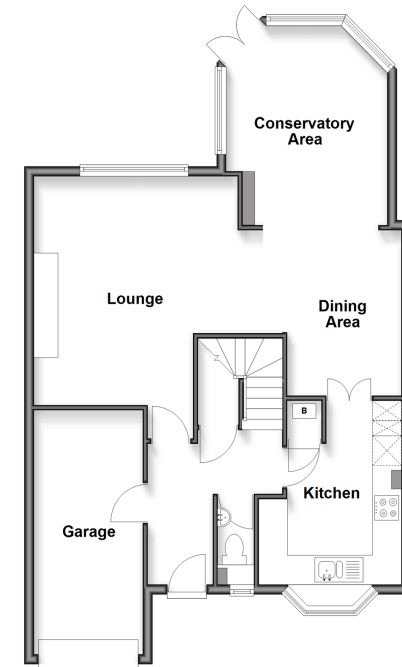
OUTSIDE

Driveway

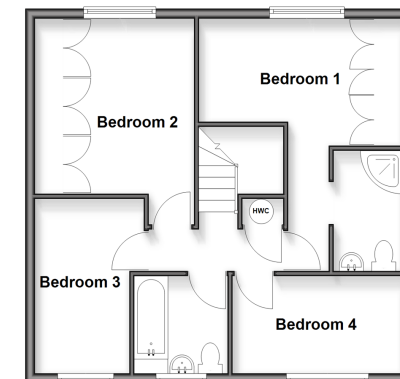
Garage

Front & Rear Gardens

Ground Floor
Approx. 75.5 sq. metres (812.2 sq. feet)



First Floor
Approx. 54.7 sq. metres (588.9 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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