



Price
£675,000

Freehold

5x  2x  2x 

**Leaffield Road, Sutton,
Surrey, SM1**

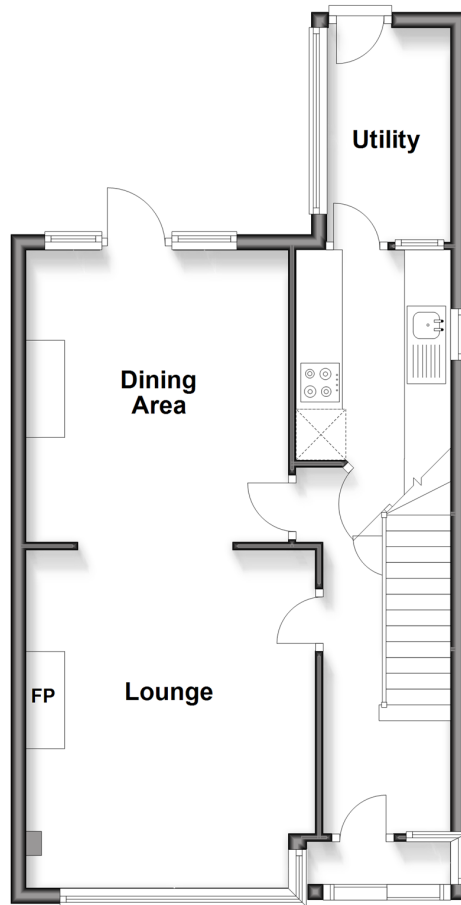
OVER 60?

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

cubitt&west
Helping you move forwards

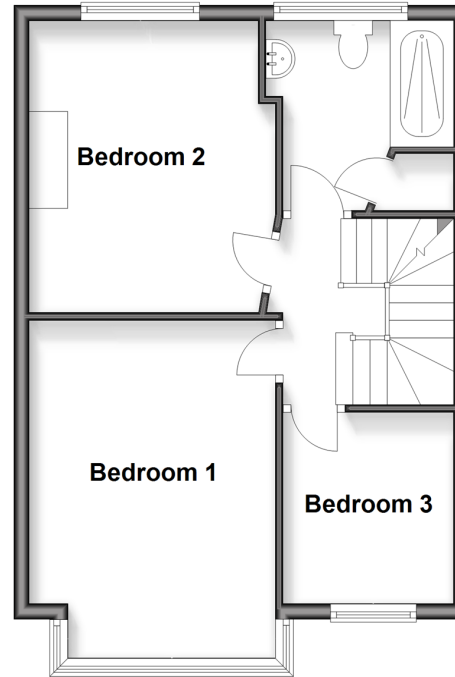
Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



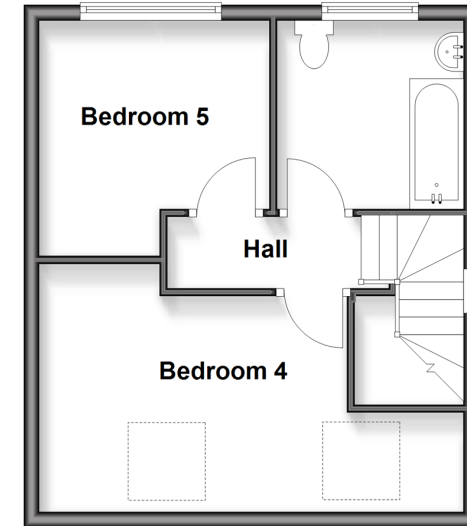
First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Second Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'6 x 12'6 (4.42m x 3.81m)

Dining Area: 12'2 x 10'10 (3.71m x 3.30m)

Kitchen: 11'2 maximum x 7'3 (3.41m x 2.21m)

Utility Room

FIRST FLOOR

Landing

Bedroom 1: 14'5 maximum x 10'10 maximum (4.40m x 3.30m)

Bedroom 2: 12'2 x 10'10 (3.71m x 3.30m)

Bedroom 3: 7'10 x 7'3 (2.39m x 2.21m)

Shower Room

SECOND FLOOR

Landing

Bedroom 4: 16'9 maximum x 9'2 (5.11m x 2.80m)

Bathroom

Bedroom 5: 9'10 maximum x 9'5 (3.00m x 2.87m)

OUTSIDE

Driveway

Rear Garden



Main features

- Extended family home with five bedrooms
- Two bathrooms on first & second floors
- Driveway with EV Charging Point
- Walking distance to Glenthorne High School & Westbourne Primary School
- Sutton Common Station with the Thameslink just a short stroll away
- Sociable & sizeable garden



Nearest Schools

Primary Schools: Abbey Primary 0.8 miles, All Saints Benhilton CofE Primary 0.8 miles, Westbourne Primary 0.9 miles
 Secondary Schools: Glenthorne High 0.5 miles, Sutton Grammar for Boys 1.4 miles, Greenshaw High 1.4 miles



Transport Information

Train Stations: Sutton Common 0.5 miles, Sutton 1.2 miles, St Helier 1.3 miles, West Sutton 1.3 miles



Address

Leaffield Road, 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.



22018222/20250830/CR/KWK