



Price
£600,000

Freehold

3x  1x  2x 

**Aultone Way, Sutton,
Surrey, SM1**

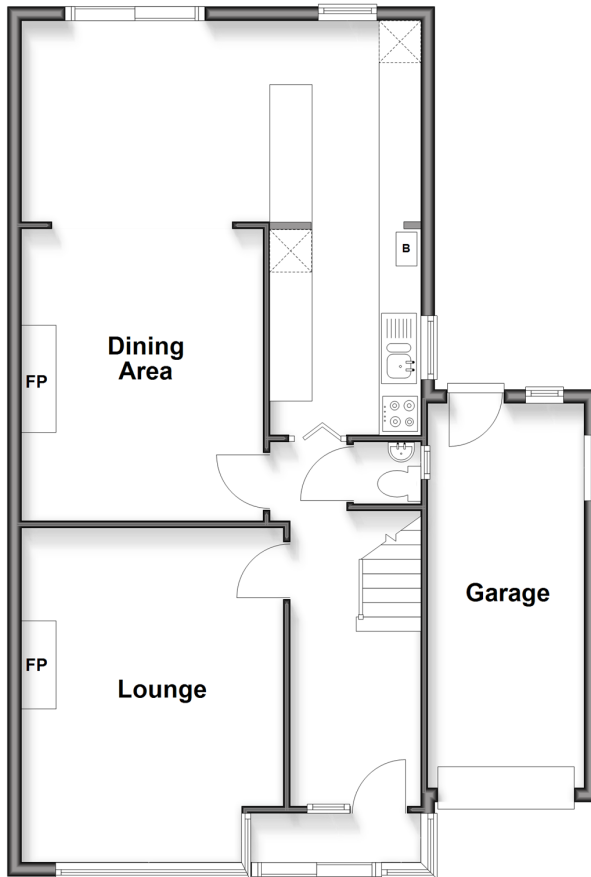
OVER 60?

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

cubitt&west
Helping you move forwards

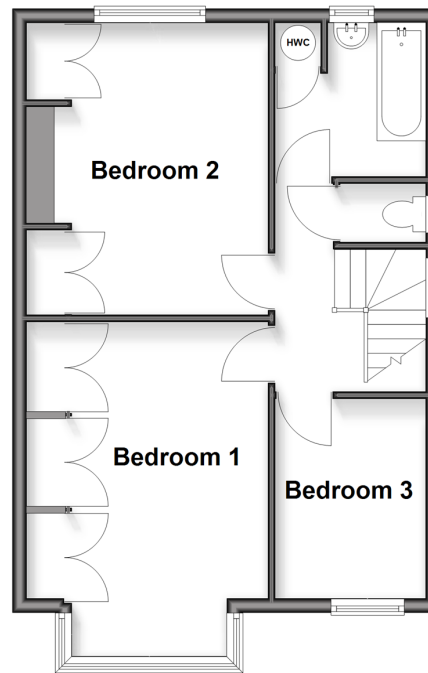
Ground Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'9 into bay x 12'4 (4.80m x 3.76m)

Dining Area: 13'1 x 11'4 (3.99m x 3.46m)

Kitchen: 9'9 x 7'0 (2.97m x 2.14m)

Family/ Utility Area: 18'2 x 9'2 (5.54m x 2.80m)

FIRST FLOOR

Landing

Bedroom 1: 15'8 into bay x 9'4 up to fitted wardrobes (4.78m x 2.85m)

Bedroom 2: 13'4 x 10'6 (4.07m x 3.20m)

Bedroom 3: 9'9 x 7'1 (2.97m x 2.16m)

Bathroom

Separate Toilet

OUTSIDE

Driveway

Garage

Rear Garden



Main features

- Exciting family home with huge scope to extend (subject to planning permissions) & improve
- Driveway for two cars & a garage
- Large rear garden
- Greenshaw High School is just around the corner as well as popular Primary Schools
- Sutton Common station is within walking distance as well as handy bus links



Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.8 miles, Manor Park Primary 0.9 miles, St Teresa's Catholic Primary 0.9 miles
Secondary Schools: Greenshaw High 0.2 miles, Carshalton Boys 1.0 miles, Bishopsford Community School 1.0 miles



Transport Information

Train Stations: Sutton Common 0.8 miles, St Helier 1.3 miles, Morden South 1.4 miles



Address

Aultone Way, 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](https://www.cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

22018072/20250913/CFE/KWK