



Guide Price
£500,000

Freehold

3x  2x  1x 

**Iris Mews, Westmead
Road, Sutton, Surrey,
SM1**

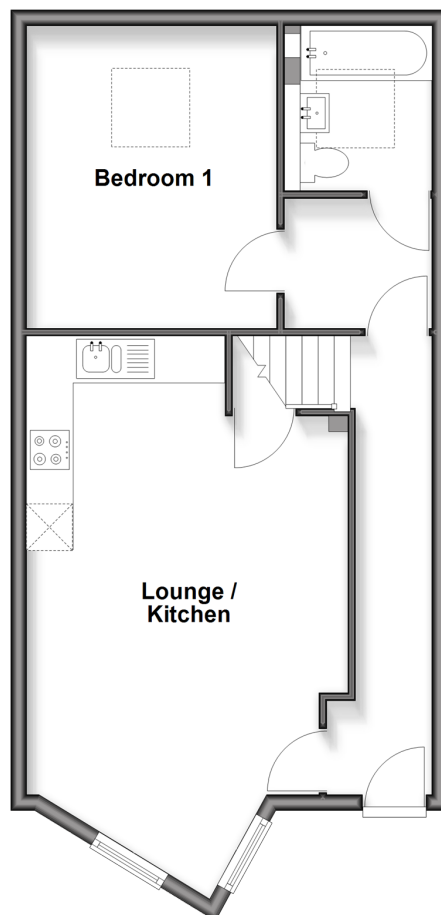
OVER 60?

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

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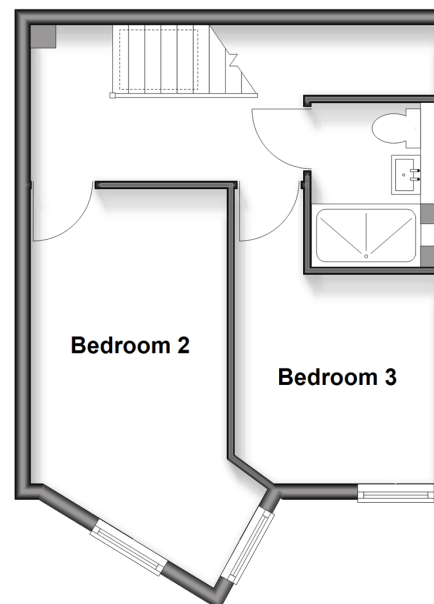
Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Kitchen: 22'5 maximum x 13'1
(6.84m x 3.99m)

Bedroom 1: 12'6 x 10'4 (3.81m x 3.15m)

En-Suite Bathroom

Landing

Bedroom 2: 15'1 maximum x 7'9
(4.60m x 2.36m)

Bedroom 3: 11'9 maximum x 8'6
(3.58m x 2.59m)

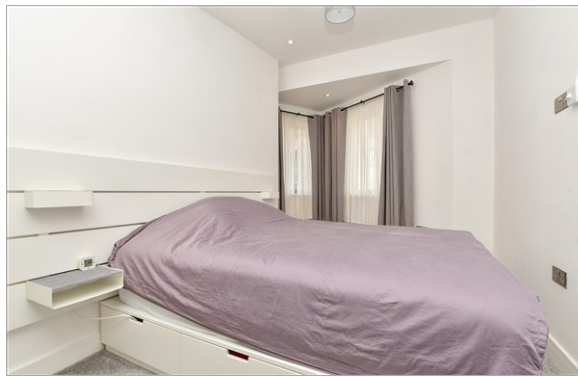
Bathroom

Allocated Parking

Front Garden

FIRST FLOOR

OUTSIDE



Main features

- Gated, private development with allocated parking space
- Moments from local amenities and walking distance from Sutton High Street
- Sophisticated specification, newly built in 2000
- Downstairs bedroom with dressing area & en-suite bathroom
- Low maintenance front garden



Nearest Schools

Primary: Manor Park Primary 0.3 miles, St Mary's RC Junior School 0.4 miles, Camden Junior School 0.6 miles

Secondary: Sutton Grammar School for Boys 0.4 miles, St Philomena's School 0.4 miles



Transport Information

Train Stations: Carshalton 0.6 miles, Sutton 0.6 miles, Carshalton Beeches 0.7 miles

Underground Morden 2.5 miles, South Wimbledon 3.4 miles, Colliers Wood 3.5 miles



Address

Iris Mews, Westmead Road, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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- 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.



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