



OVER 60?

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

Price

£525,000

Freehold

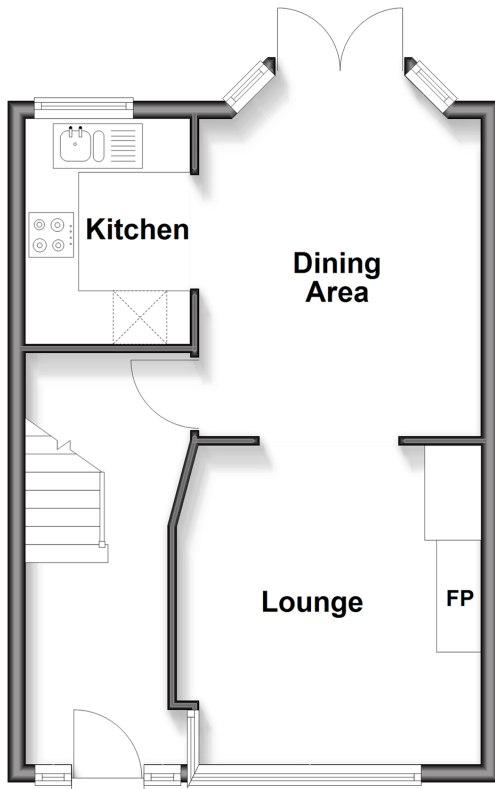
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**Brocks Drive, Sutton,
Surrey, SM3**

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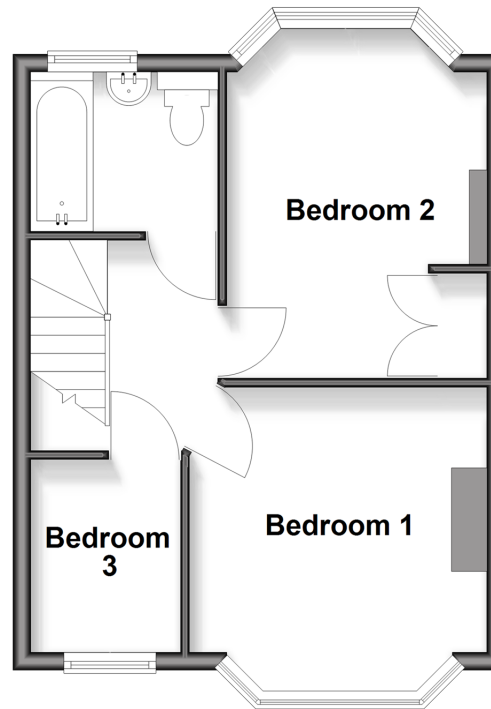
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



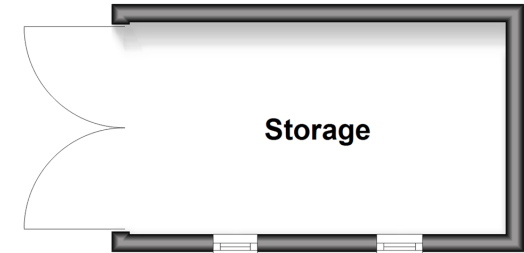
First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Outbuilding

Approx. 10.0 sq. metres (107.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 11'7 x 11'2 (3.53m x 3.41m)

Dining Area: 11'6 x 10'8 (3.51m x 3.25m)

Kitchen: 8'6 x 6'4 (2.59m x 1.93m)

FIRST FLOOR

Landing

Bedroom 1: 11'4 maximum x 11'1
(3.46m x 3.38m)

Bedroom 2: 13'10 into bay x 9'6 (4.22m
x 2.90m)

Bedroom 3: 7'3 x 5'4 (2.21m x 1.63m)

Bathroom

OUT BUILDING

Storage Room (former garage)

OUTSIDE

Driveway

Rear Garden



Main features

- Potential to extend (subject to planning permissions)
- Driveway for two cars & garage
- Large, sunny garden, perfect for families
- Ready to move in to condition with a contemporary feel throughout
- Good size entrance hall with room for bespoke storage solutions



Nearest Schools

Primary Schools: Cheam Park Farm Junior School 0.3 miles, St Cecilia's Catholic Primary 0.4 miles, Cheam Fields Primary 0.8 miles
Secondary Schools: Cheam High 0.8 miles, Glenthorne High 1.8 miles, Carshalton Boys Sports College 1.8 miles



Transport Information

Train Stations: West Sutton 1.1 miles, Stoneleigh 1.4 miles, Sutton 1.5 miles



Address

Brocks Drive, Sutton, Surrey, SM3



Directions

For directions to this property please contact us.



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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 59% less, by purchasing a Lifetime Lease



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