



**OVER 60?**

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



Video Tour available

**Guide Price**  
**£525,000**

**Freehold**

4x  1x  1x 

**Eastleigh Close, Sutton,  
Surrey, SM2**

**cubitt&west**  
Helping you move forwards





## Main features

- Family home in a quiet cul-de-sac location
- Plenty of scope to make your own
- Walking distance to Sutton station and town centre
- Close to excellent schools
- Garage En-Bloc

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hall  
 Lounge : 17'6 maximum x 16'9 maximum (5.34m x 5.11m)  
 Dining Area: 13'6 x 9'7 (4.12m x 2.92m)  
 Kitchen: 14'5 x 6'7 (4.40m x 2.01m)  
 Cloakroom

### FIRST FLOOR

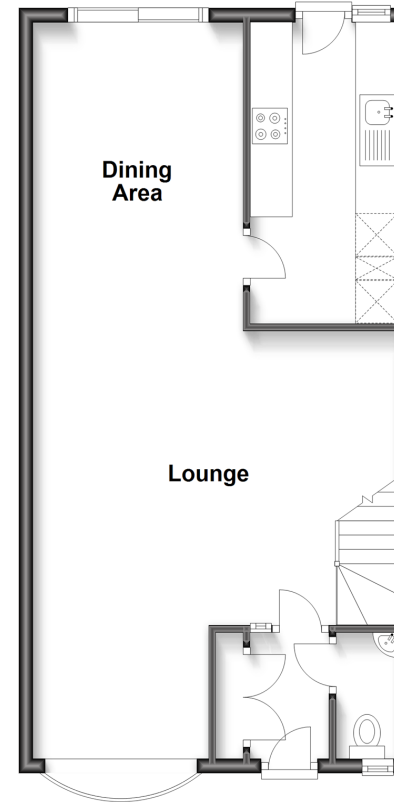
#### LANDING

Bedroom 1: 13'9 x 9'9 (4.19m x 2.97m)  
 Bedroom 2: 13'8 x 9'8 (4.17m x 2.95m)  
 Bedroom 3: 10'6 x 6'7 (3.20m x 2.01m)  
 Bedroom 4: 9'1 x 6'9 (2.77m x 2.06m)  
 Bathroom: 10'8 x 5'6 (3.25m x 1.68m)

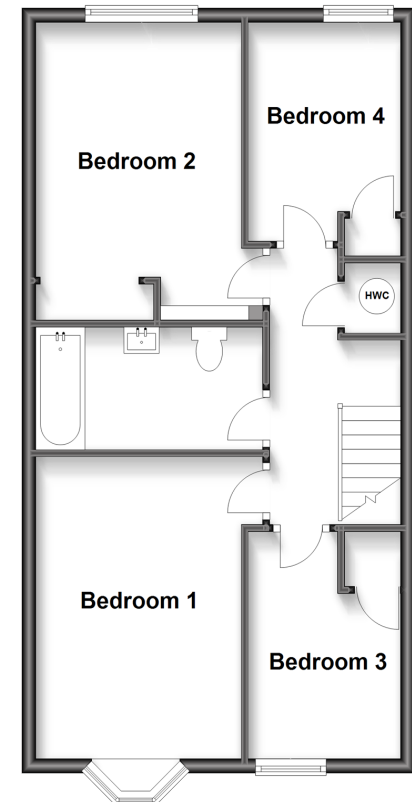
#### OUTSIDE

Front Garden  
 Rear Garden  
 Garage En-Bloc

**Ground Floor**  
 Approx. 53.9 sq. metres (580.7 sq. feet)



**First Floor**  
 Approx. 53.7 sq. metres (578.4 sq. feet)



**Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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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