



**OVER 60?**

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

**Price**

**£550,000**

**Freehold**

2x  1x  1x 

**Firs Mews, Worcester  
Road, Sutton, Surrey,  
SM2**

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Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 26'6 x 12'9 (8.08m x 3.89m)

Kitchen: 12'8 x 7'5 (3.86m x 2.26m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 11'3 (4.07m x 3.43m)

Bedroom 2: 13'3 x 11'3 (4.04m x 3.43m)

Bathroom: 6'10 x 6'7 (2.08m x 2.01m)

### SECOND FLOOR

Loft Room: 14'4 x 9'2 (4.37m x 2.80m)

### OUTSIDE

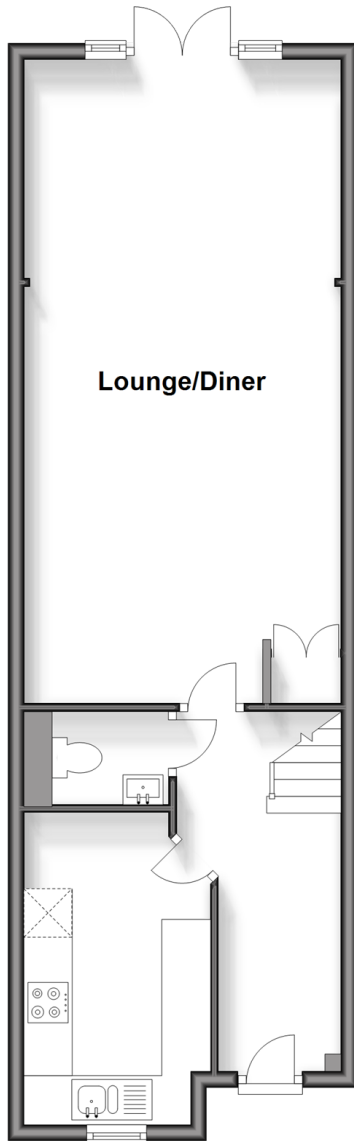
Allocated Parking

Front Garden

Low Maintenance Rear Garden

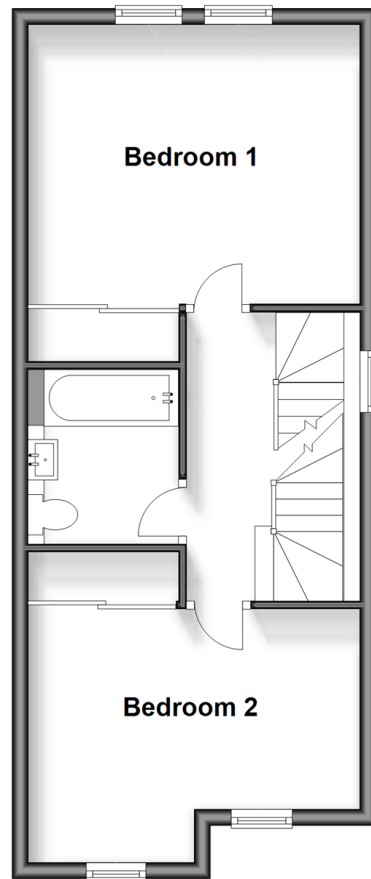
### Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



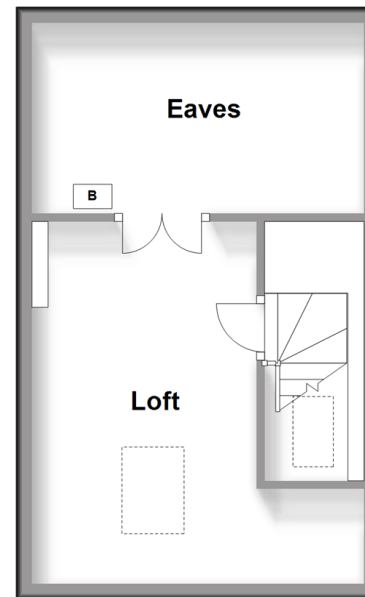
### First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



### Second Floor

Approx. 18.5 sq. metres (199.3 sq. feet)







## Main features

- No chain to wait for - a quick move option
- Pre-Installed Solar Panels, extremely energy efficient with a Feed-In-Tariff scheme
- Neatly tucked away in a gated & intimate Mews with allocated parking
- Short walking distance to Sutton Town Centre & Sutton station
- Within catchment areas for Outstanding schools including The Avenue & Harris Academies



### Nearest Schools

Primary Schools: Manor Park Primary 0.9 miles, Devonshire Primary 0.9 miles, Avenue Primary 1.1 miles  
Secondary Schools: Overton Grange School 0.4 miles, Sutton High School 0.5 miles, The Harris Academy 0.7 miles



### Transport Information

Train Stations: Sutton 0.4 miles, Cheam 1.0 miles, Carshalton Beeches 1.1 miles



### Address

Firs Mews, Worcester Road, Sutton, Surrey, SM2



### Directions

For directions to this property please contact us.





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Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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 59% less, by purchasing a Lifetime Lease.



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