



**Guide Price**

**£575,000**

**Freehold**

3x  2x  2x 

**Erskine Road, Sutton,  
Surrey, SM1**

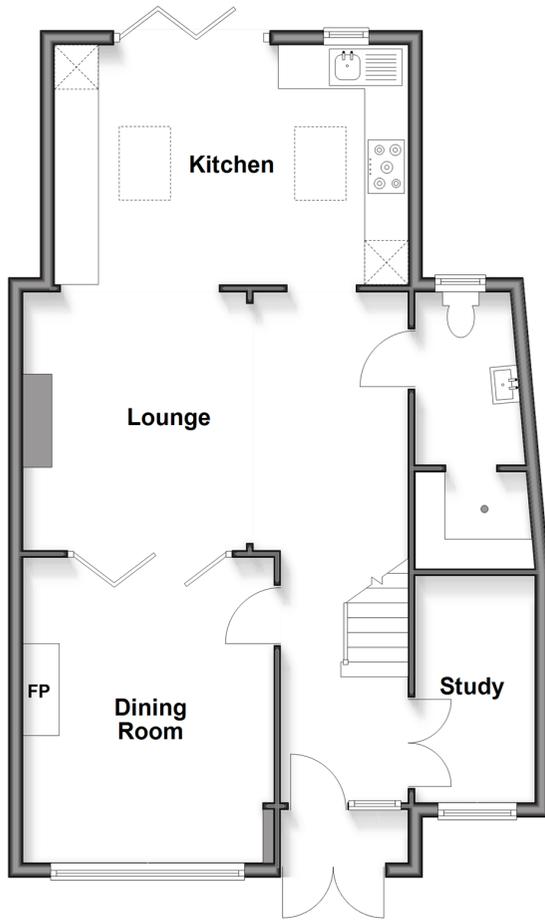
**OVER 60?**

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

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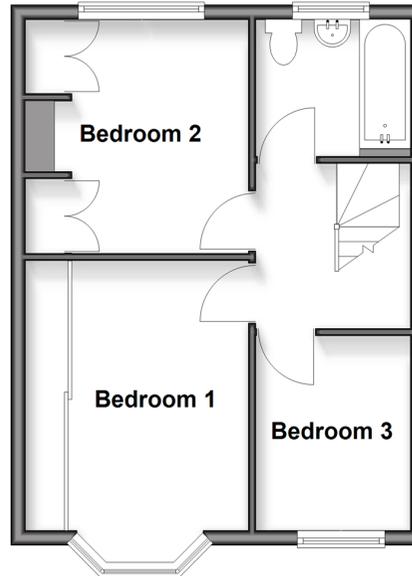
## Ground Floor

Approx. 68.6 sq. metres (738.5 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



## Outbuilding

Approx. 21.3 sq. metres (229.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Room: 12'9 x 11'3 (3.89m x 3.43m)

Lounge Area: 17'4 x 10'9 (5.29m x 3.28m)

Kitchen: 16'1 x 10'5 (4.91m x 3.18m)

Study: 9'8 x 4'9 (2.95m x 1.45m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 8'2 (3.66m x 2.49m)

Bedroom 2: 10'0 x 8'8 (3.05m x 2.64m)

Bedroom 3: 9'2 x 7'3 (2.80m x 2.21m)

Bathroom

### OUT BUILDING

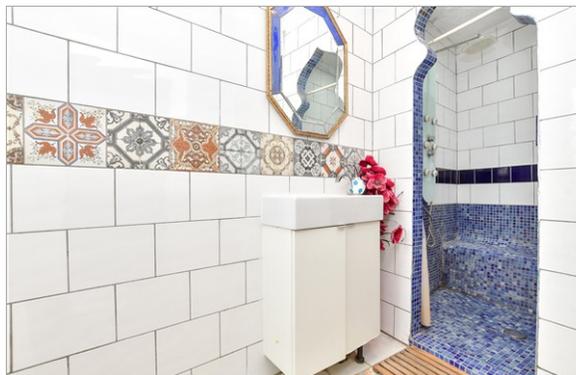
Garden Room

Store

### OUTSIDE

Driveway

Rear Garden



## Main features

- Walking distance to Carshalton station - 0.5 miles
- Driveway for two cars & free parking on the road for visitors
- Summer house & garden storage
- Extended to the rear & side with bi-fold doors leading to garden
- Downstairs shower room & study
- Less than a mile from several popular school, both primary & secondary



### Nearest Schools

Primary Schools: Rushy Meadow Primary 0.5 miles, M Camden Junior School 0.6 miles  
Secondary Schools: Carshalton High for Girls 0.3 miles, Carshalton Boys Sports College 0.7 miles, St Philomena's 0.9 miles



### Transport Information

Train Stations: Carshalton 0.5 miles, Hackbridge 1.2 miles, Wallington 1.2 miles



### Address

Erskine 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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