



Price

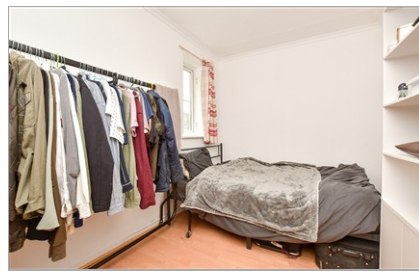
£195,000

Leasehold

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**Washington Court,
Overton Road, Sutton,
Surrey, SM2**

cubitt&west
Helping you move forwards



Main features

- Offered with no onward chain
- Situated within easy reach of Overton Park
- Just a short distance from Sutton and Cheam stations, offering excellent transport links
- Nestled within a quiet and green residential road
- A fantastic opportunity for both first-time buyers and buy-to-let investors

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'7 x 10'9 (3.84m x 3.28m)

Kitchen: 12'0 x 6'5 (3.66m x 1.96m)

Bedroom : 11'5 x 7'6 (3.48m x 2.29m)

Bathroom: 6'6 x 6'4 (1.98m x 1.93m)

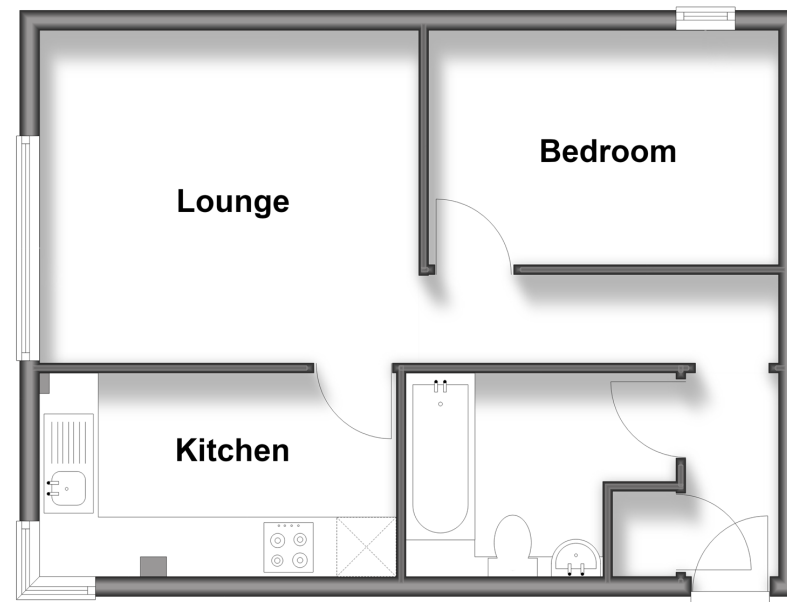
OUTSIDE

Allocated Parking

Communal Gardens

Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



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

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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