



Guide Price
£300,000

Leasehold

2x  1x  1x 

**Basinghall Gardens,
Sutton, Surrey, SM2**

cubitt&west
Helping you move forwards



Main features

- Move in ready with no onward chain
- Within easy reach of highly rated Primary and Secondary Schools
- Excellent transport links with Sutton and Belmont Stations nearby
- First come first served residents parking
- Lease in excess of 160 years

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'7 x 15'0 (5.06m x 4.58m)

Terrace

Kitchen: 14'10 x 8'11 (4.52m x 2.72m)

Bedroom 1: 14'11 x 11'8 (4.55m x 3.56m)

Bedroom 2: 13'8 x 9'1 (4.17m x 2.77m)

Bathroom: 13'7 x 5'5 (4.14m x 1.65m)

OUTSIDE

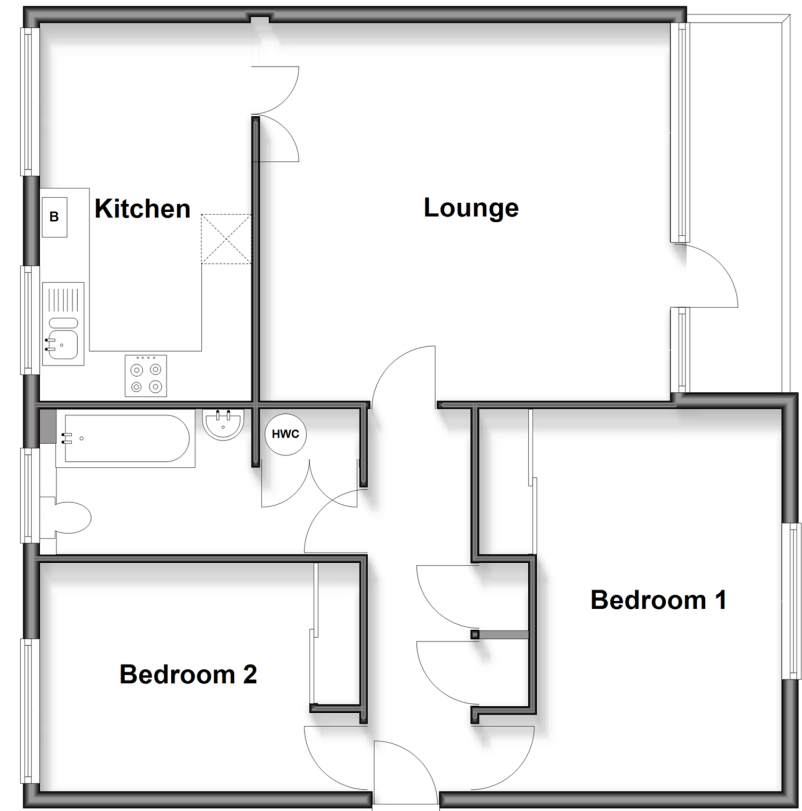
Garage

Off Road Parking

Communal Gardens

Ground Floor

Approx. 76.5 sq. metres (823.1 sq. feet)
(excluding Balcony)



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

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