



**Guide Price**  
**£450,000**

**Freehold**

2x  1x  2x 

**Beulah Road, Sutton,  
Surrey, SM1**

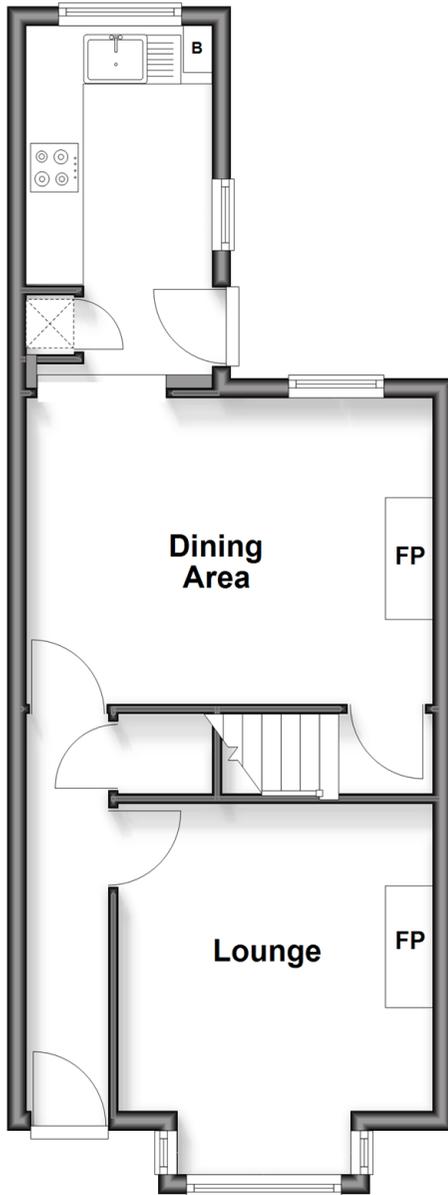
**OVER 60?**

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

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## Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'4 into bay x 10'6 maximum  
(5.29m x 3.20m)

Dining Area: 13'8 x 10'2 (4.17m x 3.10m)

Kitchen: 12'0 x 6'4 (3.66m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 10'5 (4.19m x 3.18m)

Bedroom 2: 10'5 maximum x 10'3 (3.18m x 3.13m)

Shower Room

### SECOND FLOOR

Loft Area

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Victorian terraced home full of period charm
- Recently modernised creating a homely, chic atmosphere
- Town centre location with Sutton High Street a short walk away
- Ideally positioned for transport links, including access to three stations & Sutton bus garage
- Loft area creating an additional multi-purpose space



### Nearest Schools

Primary Schools: Robin Hood Junior School 0.5 miles, Westbourne Primary 0.6 miles, All Saints Benhilton CofE Primary 0.8 miles  
Secondary Schools: Sutton High 0.8 miles, Sutton Grammar for Boys 0.8 miles, Greenshaw High 1.3 miles



### Transport Information

Train Stations: West Sutton 0.3 miles Sutton Common 0.8 miles, Sutton 0.8 miles



### Address

Beulah 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 59% less, by purchasing a Lifetime Lease



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