



Guide Price
£325,000

Leasehold

2x 🛏️ 2x 🚿 1x 🚗

**Eaton Road, Sutton,
Surrey, SM2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- No onward chain to wait for
- Direct access to communal gardens from your lounge
- Separate kitchen & plenty of storage
- Dressing area off of principle bedroom
- Allocated off street parking
- Walking distance to station & town centre

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 13'8 x 11'7 (4.17m x 3.53m)

Kitchen

Bedroom 1: 14'3 x 9'7 (4.35m x 2.92m)

Dressing Area: 6'1 x 4'9 (1.86m x 1.45m)

En-Suite Shower Room

Bedroom 2: 13'8 x 7'7 (4.17m x 2.31m)

Bathroom

OUTSIDE

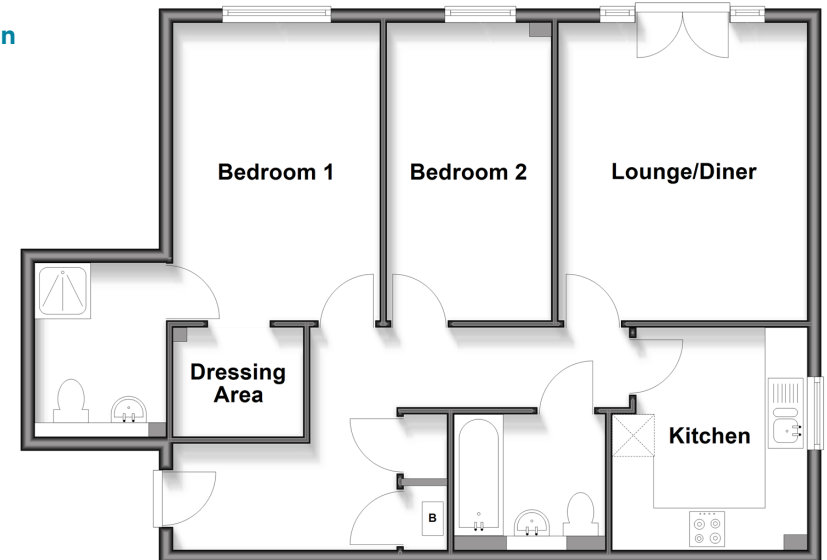
Allocated Parking

Communal Garden

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

- 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

Ground Floor
Approx. 73.0 sq. metres (785.5 sq. feet)



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