



Guide Price
£600,000

Freehold

3x  1x  2x 

**Aultone Way, Sutton,
Surrey, SM1**

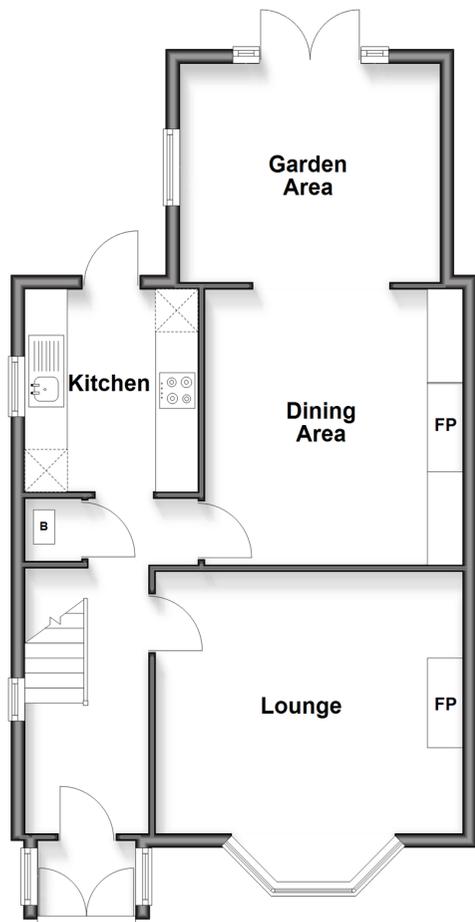
OVER 60?

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

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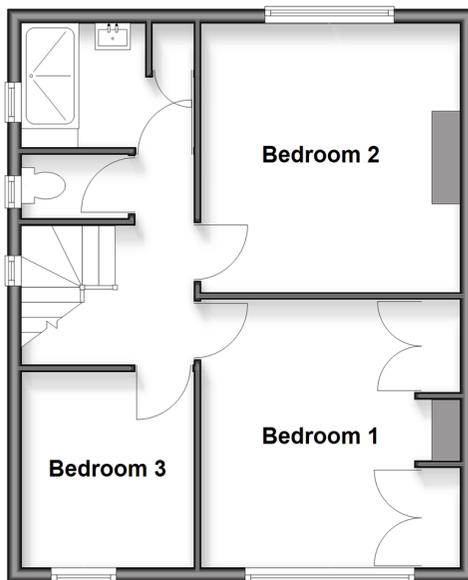
Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



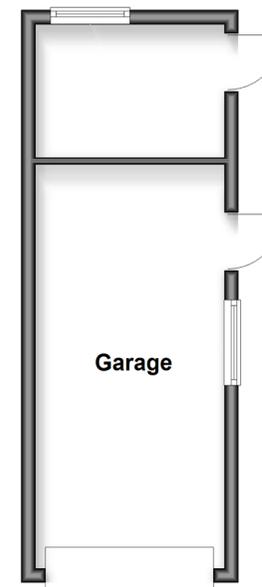
First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



Outbuilding

Approx. 19.8 sq. metres (213.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge Area: 14'1 x 14'0 (4.30m x 4.27m)

Dining Area: 12'2 x 11'9 (3.71m x 3.58m)

Kitchen: 8'9 x 7'9 (2.67m x 2.36m)

Garden Area: 12'0 x 9'8 (3.66m x 2.95m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 11'9 (3.58m x 3.58m)

Bedroom 2: 12'1 x 10'9 (3.69m x 3.28m)

Bedroom 3: 8'9 x 8'0 (2.67m x 2.44m)

Bathroom

Separate Toilet

OUT BUILDING

Garage

OUTSIDE

Front Garden

Driveway

Rear Garden



Main features

- No onward chain, probate has been applied for
- Potential to extend and improve (subject to planning permissions)
- Detached garage & driveway for two cars
- Substantial rear garden
- Perfectly located for easy access to some of Sutton's most popular schools
- Sutton High Street & Sutton Common Station within walking distance



Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.8 miles, Manor Park Primary 0.9 miles, St Teresa's Catholic Primary 0.9 miles
 Secondary Schools: Greenshaw High School 0.2 miles, Carshalton Boys Sports College 1.0 miles, Bishopsford



Transport Information

Train Stations: Sutton Common 0.8 miles, St Helier 1.3 miles, Morden South 1.4 miles



Address

Aultone Way, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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