



Price
£475,000

Freehold

2x  1x  1x 

**Gauntlett Road, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Driveway for one car & garage en-bloc for additional storage
- A beautifully crafted brick-built conservatory
- Ready to move in to condition
- Less than a mile to three train stations
- Mature garden with a sunny patio area and side access

Accommodation

GROUND FLOOR

- Porch
- Entrance Hall
- Kitchen: 11'8 x 5'8 (3.56m x 1.73m)
- Lounge/Diner: 17'4 x 12'0 (5.29m x 3.66m)
- Conservatory: 14'5 maximum x 10'9 maximum (4.40m x 3.28m)

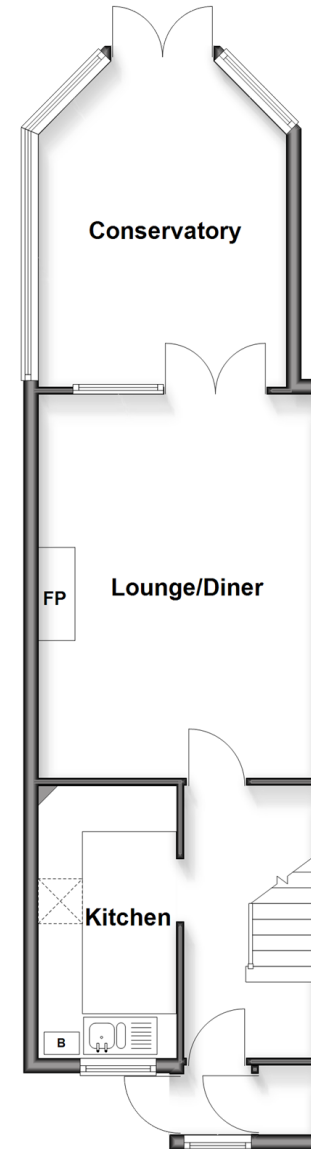
FIRST FLOOR

- Landing
- Bedroom 1: 14'2 x 12'0 (4.32m x 3.66m)
- Bedroom 2: 10'9 x 9'8 (3.28m x 2.95m)
- Bathroom

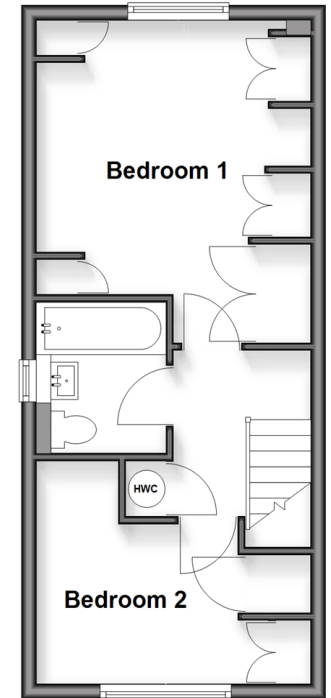
OUTSIDE

- Driveway
- Garage En-Bloc
- Rear Garden

Ground Floor
Approx. 49.3 sq. metres (530.8 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.2 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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