



OVER 60?

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

Price

£525,000

Freehold

3x  2x  2x 

**Temple Way, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

- No onward chain to wait for
- Generous room sizes throughout
- Excellent opportunity to modernise and add value
- Spacious layout with great potential
- Large rear garden, ideal for entertaining or family use
- Off-street parking via private driveway

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 24'11 x 10'7 (7.60m x 3.23m)

Dining Room: 23'4 x 16'9 (7.12m x 5.11m)

Kitchen: 18'1 x 10'3 (5.52m x 3.13m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 13'5 x 10'5 (4.09m x 3.18m)

Bedroom 2: 11'9 x 10'5 (3.58m x 3.18m)

Bedroom 3: 6'11 x 6'3 (2.11m x 1.91m)

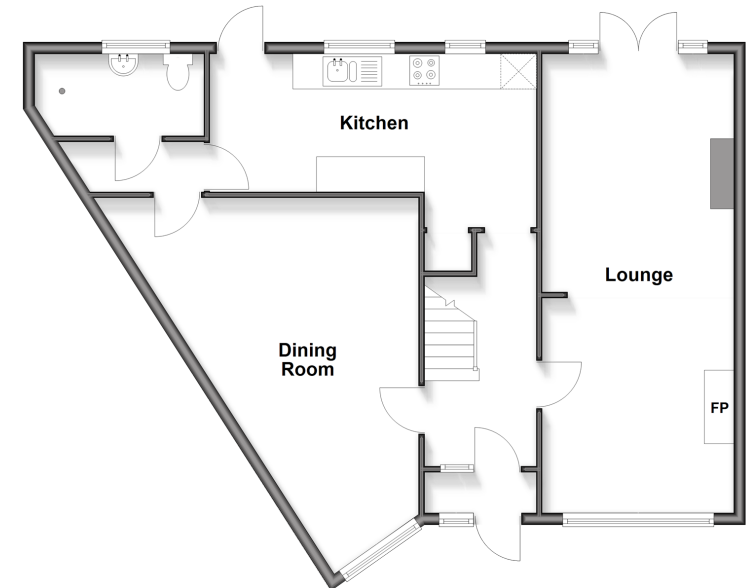
Bathroom

OUTSIDE

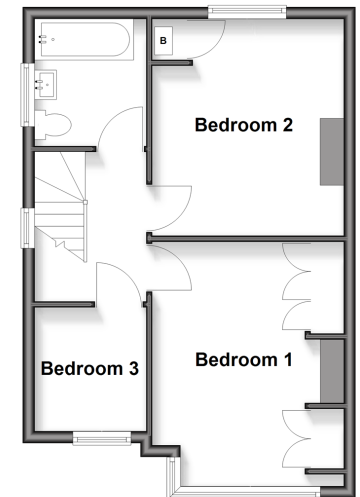
Driveway

Rear Garden

Ground Floor
Approx. 78.4 sq. metres (844.0 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.1 sq. feet)



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

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