



Guide Price
£325,000

Leasehold

2x  1x  1x 

**Paget Avenue, Sutton,
Surrey, SM1**

cubitt & west
Helping you move forwards



Main features

- Chain free sale
- Walking distance to both Carshalton & Sutton stations
- Private rear garden
- Excellent condition
- Perfect for a first time buyer or investor

Accommodation

FIRST FLOOR

Entrance Hall

Lounge: 13'1 x 11'5 (3.99m x 3.48m)

Kitchen: 10'6 x 8'7 (3.20m x 2.62m)

Bedroom 1: 11'4 x 11'1 (3.46m x 3.38m)

Bedroom 2: 11'7 x 7'3 (3.53m x 2.21m)

Bathroom: 8'7 x 8'5 (2.62m x 2.57m)

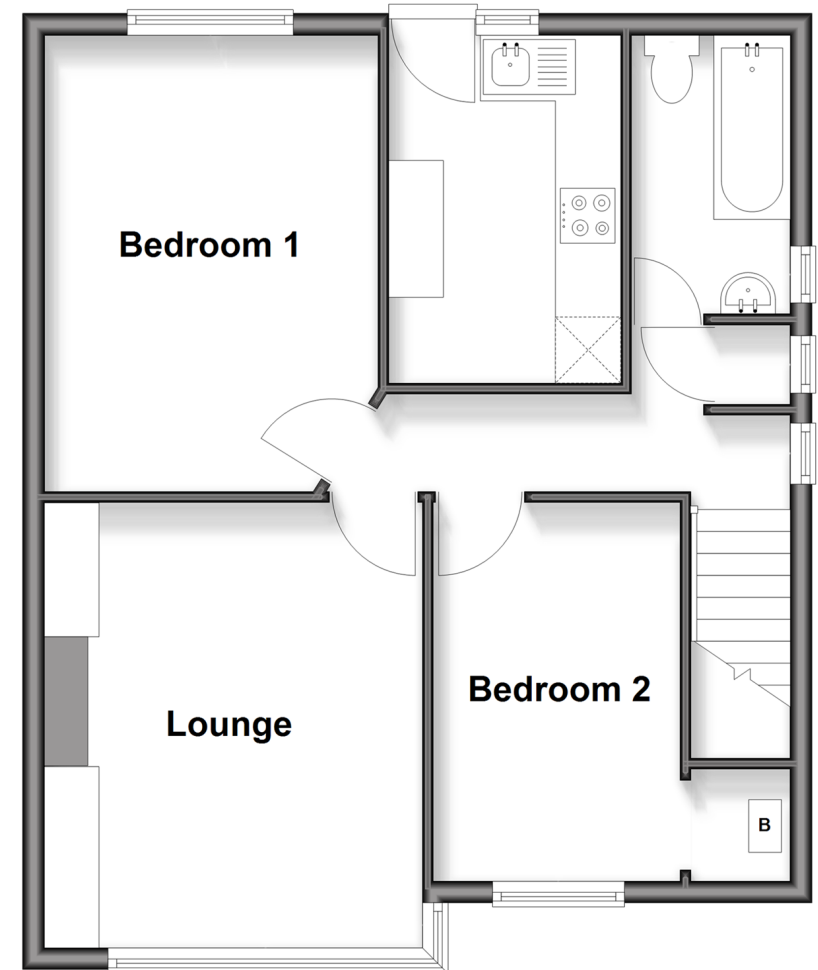
OUTSIDE

Driveway

Rear Garden

First Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



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



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