



Guide Price
£550,000

Freehold

3x  1x  2x 

**Clensham Lane, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Less than half a mile from Sutton Common station & Thameslink
- Driveway for two cars & garage to the rear with vehicular access
- Potential to extend (subject to planning permission)
- Recently renovated bathroom
- Popular schools within walking distance

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'6 maximum x 11'3 into bay (4.12m x 3.43m)

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

Kitchen: 10'8 maximum x 7'0 maximum (3.25m x 2.14m)

FIRST FLOOR

Landing

Bedroom 1: 13'9 x 10'3 (4.19m x 3.13m)

Bedroom 2: 11'5 x 10'0 (3.48m x 3.05m)

Bedroom 3: 7'3 x 6'6 (2.21m x 1.98m)

Bathroom: 7'6 x 6'9 (2.29m x 2.06m)

OUTSIDE

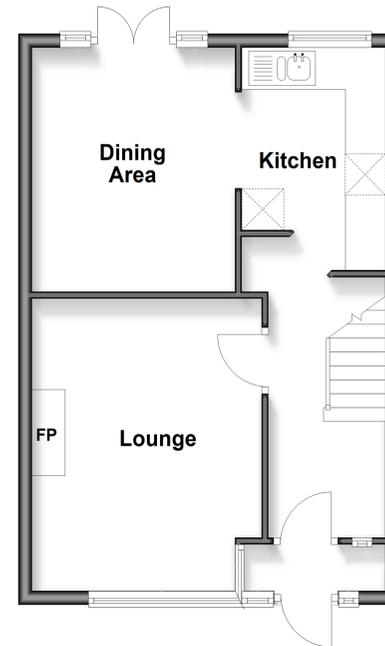
Driveway

Rear Garden

Garage

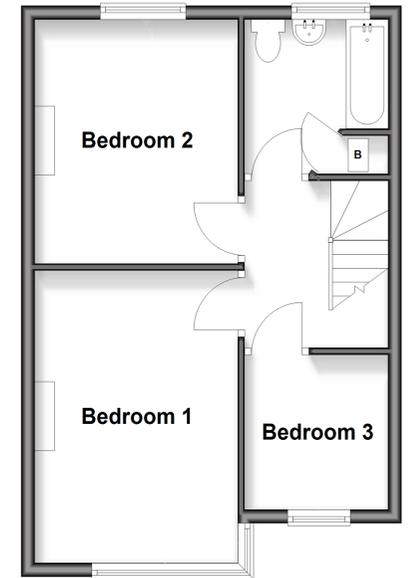
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 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
- 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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