



Guide Price
£600,000

Freehold

3x  1x  2x 

**Colburn Way, Sutton,
SM1**

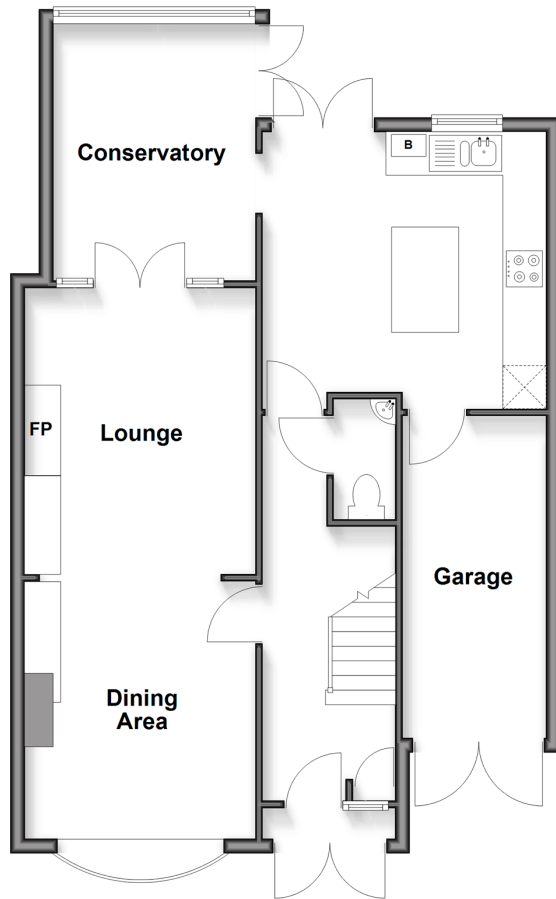
OVER 60?

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

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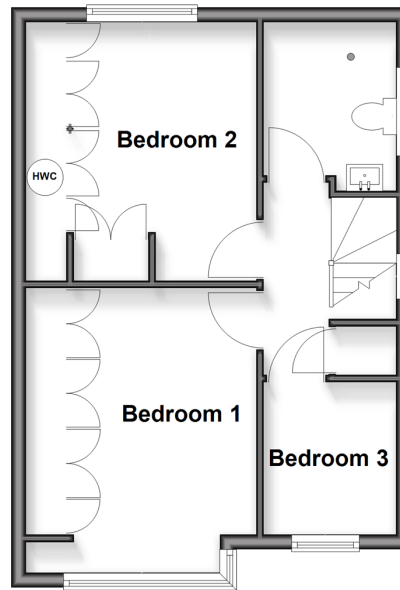
Ground Floor

Approx. 71.1 sq. metres (764.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Dining Area: 11'7 x 10'4 (3.53m x 3.15m)

Lounge : 12'7 x 10'4 (3.84m x 3.15m)

Conservatory: 11'3 x 8'9 (3.43m x 2.67m)

Kitchen: 12'8 maximum x 12'8 maximum
(3.86m x 3.86m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'6 into bay x 10'6 (4.12m x 3.20m)

Bedroom 2: 11'5 x 8'3 up to fitted wardrobes
(3.48m x 2.52m)

Bedroom 3: 6'9 x 6'0 (2.06m x 1.83m)

Wet Room: 7'2 x 5'9 (2.19m x 1.75m)

OUTSIDE

Driveway

Garage

Rear Garden



Main features

- Gorgeous, extended family home on the popular Poet's Estate
- Driveway & garage
- Conservatory leading out on to a beautiful garden with a large shed for storage
- Kitchen has been extended with an island feature at it's centre
- Ready to move in to condition



Nearest Schools

Primary Schools: Rushy Meadow Primary 0.7 miles, All Saints Benhillon CofE Primary 0.8 miles,
Secondary Schools: Carshalton High School for Girls 0.7 miles, Sutton Grammar School for Boys 0.8 miles, Greenshaw High School 0.8 miles



Transport Information

Train Stations: Carshalton 0.9 miles, Sutton Common 1.1 miles, Hackbridge 1.2 miles



Address

Colburn Way, Sutton, SM1



Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
 	 E(53)	 C(70)

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