



**Guide Price**  
**£200,000**

**Leasehold**

1x  1x  1x 

**Patricia Gardens, Sutton,  
Surrey, SM2**

**cubitt & west**  
Helping you move forwards



## Main features

- Delightful maisonette with bright and airy conservatory
- Recently refurbished kitchen and living areas
- Private patio area
- Lovely communal gardens, great for socialising with other residents
- Residents off road parking



### Nearest Schools

Primary Schools: Avenue Primary 0.3 miles, Banstead Co-ed Preparatory School 0.8 miles, Cuddington Croft Primary 1.0 miles

Secondary Schools: The Harris Academy 0.5 miles, Overton Grange School 0.8 miles, Nonsuch High School for Girls 1.4 miles



### Transport Information

Train Stations: Belmont 0.2 miles, Banstead 0.9 miles, Cheam 1.1 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'9 x 11'7 (4.19m x 3.53m)

Kitchen: 11'7 x 5'9 (3.53m x 1.75m)

Conservatory: 11'7 x 7'2 (3.53m x 2.19m)

Bedroom : 12'6 x 8'9 (3.81m x 2.67m)

Bathroom: 6'5 x 5'5 (1.96m x 1.65m)

### OUTSIDE

Driveway

Communal Gardens