



**Kingsmead Lodge Cedar Road, Sutton SM2 5AH**

**welcome to**

## **Kingsmead Lodge Cedar Road, Sutton**

The property features a well-proportioned reception room with large windows and direct access to a balcony, providing an appealing extension of the living space. The separate kitchen benefits from good natural light and a useful utility room, offering practical storage and laundry options. Both bedrooms are doubles, giving flexible accommodation for couples, sharers or first time buyers. The modern bathroom includes a rain shower and heated towel rail.

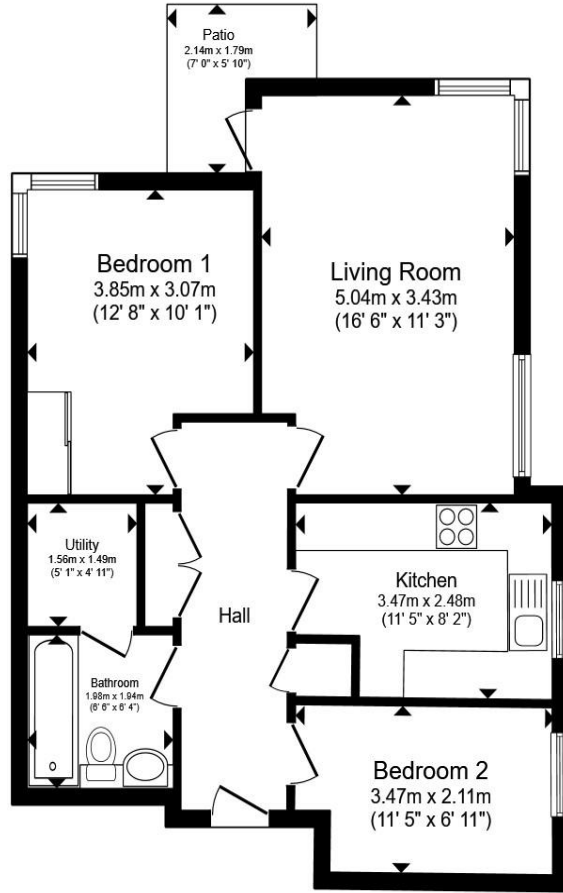
Outside, the flat further benefits from a garage. A valuable asset in this part of Sutton.

The location provides convenient access to Sutton's high street, with its range of supermarkets, cafés and restaurants. Nearby parks in the area offer green space for walking and recreation. Sutton is well regarded for its selection of primary and secondary schools, making the area attractive to those planning for the future.

Public transport links are a key strength of this address. Sutton station offers regular services into London Victoria and London Blackfriars, with typical journey times of around 30-40 minutes, making this a practical base for commuting. Local bus routes provide connections to surrounding areas including Cheam, Carshalton and Morden for the Northern line.

Overall, this two-bedroom flat for sale in Sutton represents a practical option for first time buyers seeking good transport links, nearby schools and local amenities.





## Ground Floor

Total floor area 59.5 m<sup>2</sup> (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Kingsmead Lodge Cedar Road, Sutton

- Sought-after Sutton location
- Well-proportioned reception with balcony
- Separate kitchen with utility room
- Two good-sized double bedrooms
- Share of freehold - Long lease

Tenure: Leasehold EPC Rating: C

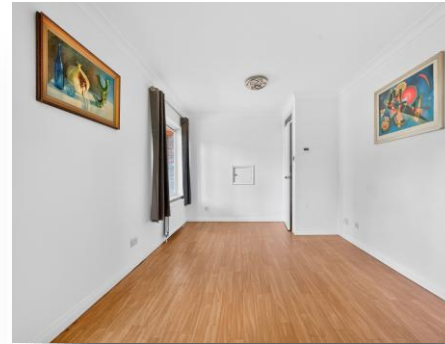
Council Tax Band: D Service Charge: 1281.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111036](https://barnardmarcus.co.uk/Property/SUT111036)



Property Ref:  
SUT111036 - 0009

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