



Guide Price
£375,000

Leasehold

2x  1x  1x 

**Foxley Court,
Christchurch Park,
Sutton, Surrey, SM2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Sutton Rail Station and High Street within 0.5 miles
- Long 131 year lease & no chain
- EPC rating B energy efficient
- Sutton Grammar School 0.7 miles
- Prime South Sutton location
- Generous room sizes and excellent storage
- Modern kitchen and bathroom

Accommodation

FIRST FLOOR

Entrance Hall

Lounge/Diner : 19'8 x 14'7 (6.00m x 4.45m)

Kitchen : 10'3 x 8'4 (3.13m x 2.54m)

Bedroom 1: 14'9 maximum x 12'7 maximum (4.50m x 3.84m)

Bedroom 2: 13'2 maximum x 9'2 maximum (4.02m x 2.80m)

Bathroom

OUTSIDE

Garage

Communal gardens

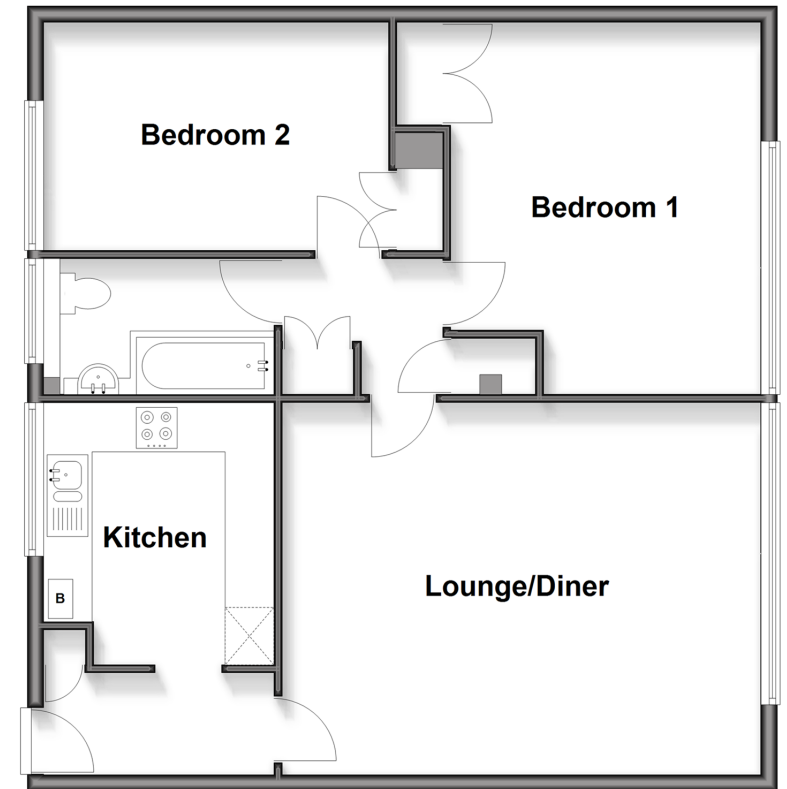
Residents Parking

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

First Floor

Approx. 80.7 sq. metres (868.5 sq. feet)



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