

## Price

# £500,000

## Freehold

3x 1x 2x

**Collingwood Road,**

**Sutton, Surrey, SM1**

cubitt&west

Helping you move forwards

## Main features

- Semi-detached home requiring modernisation
- Private driveway providing off street parking
- Large rear garden offering excellent privacy and outdoor space
- Spacious rooms throughout and well proportioned bedrooms
- Excellent opportunity to  extend and improve

## Accommodation

GROUND FLOOR

Entrance hall
Lounge: 17'10 x 12'9 (5.44m x 3.89m)
Dining room : 12'7 x 10'4 (3.84m x 3.15m)
Kitchen : 16'1 x 8'7 (4.91m x 2.62m)

FIRST FLOOR

Landing
Bedroom 1 : 12'9 x 12'4 (3.89m x 3.76m)
Bedroom 2: 15'2 x 8'9 (4.63m x 2.67m)
Bedroom 3: 11'0 x 8'8 (3.36m x 2.64m)
Bathroom

OUTSIDE

Driveway
Rear Garden

### Nearest Schools

Primary Schools: Westbourne Primary 0.3 miles, Robin Hood Junior School 0.8 miles, Cheam Park Farm Junior School 0.8 miles

Secondary Schools: Sutton High School 0.9 miles, Sutton Grammar School for Boys 1.0 miles, Cheam High School 1.2 miles

Further Education: Sutton High School 0.9 miles, Sutton Grammar School for Boys 1.0 miles, Cheam High School 1.2 miles

### Transport Information

Train Stations: West Sutton 0.7 miles, Sutton Common 1.0 miles, Sutton 1.4 miles

### Address

Collingwood Road, Sutton, Surrey, SM1

### Directions

For directions to this property please contact us.