



Guide Price
£475,000

Freehold

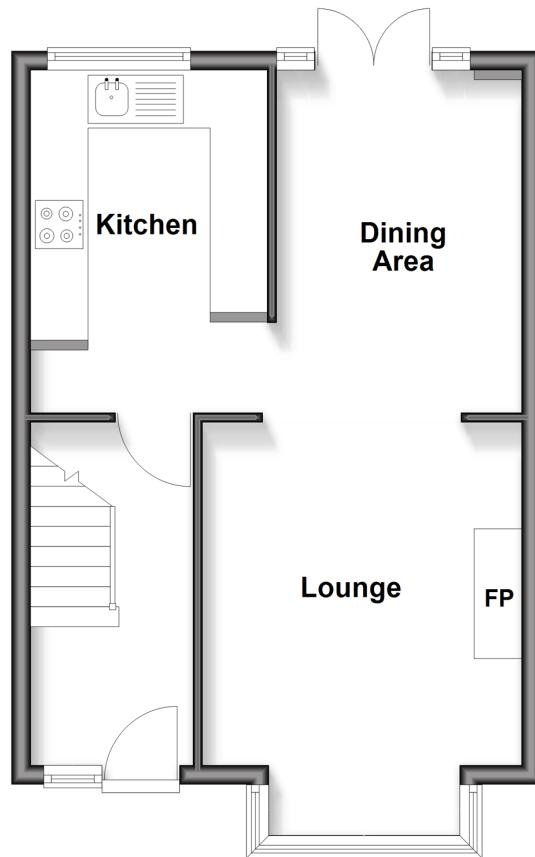
3x 1x 1x

**Rectory Road, Sutton,
Surrey, SM1**

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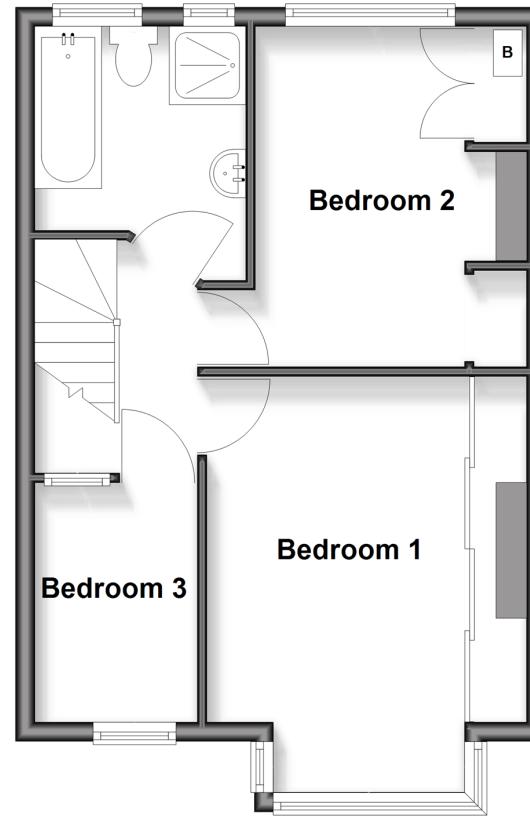
Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge Area: 14'0 into bay x 10'8
(4.27m x 3.25m)

Dining Area: 11'6 x 8'4 (3.51m x 2.54m)

Kitchen: 11'5 x 7'3 (3.48m x 2.21m)

Landing

Bedroom 1: 14'5 into bay x 8'2 up to
fitted wardrobes (4.40m x 2.49m)

Bedroom 2: 11'6 x 9'1 into fitted
wardrobes (3.51m x 2.77m)

Bedroom 3: 8'0 x 5'7 (2.44m x 1.70m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Rear Access

FIRST FLOOR



Main features

- **No onward chain**
- **Walking distance to popular schools including Westbourne & Robin Hood Primary**
- **Superb transport links close by - bus & Thameslink at Sutton Common station**
- **Ready to move in to with scope to improve & extend (subject to planning permissions)**
- **Rear garden with rear access and storage shed**
- **Lots of storage throughout**

Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.2 miles, Westbourne Primary 0.3 miles, Robin Hood Junior School 0.3 miles

Secondary Schools: Sutton Grammar School 0.5 miles, Sutton High School 0.6 miles, Glenthorne High School 0.7 miles

Transport Information

Train Stations: Sutton Common 0.6 miles, West Sutton 1.2 miles, Sutton 1.2 miles

Underground Morden 3.1 miles, South Wimbledon 3.5 miles, Wimbledon 3.5 miles

Address

Rectory Road, Sutton, Surrey, SM1

Directions

For directions to this property please contact us.



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■ 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 50% less, by purchasing a Lifetime Lease.



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