



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  1x 

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

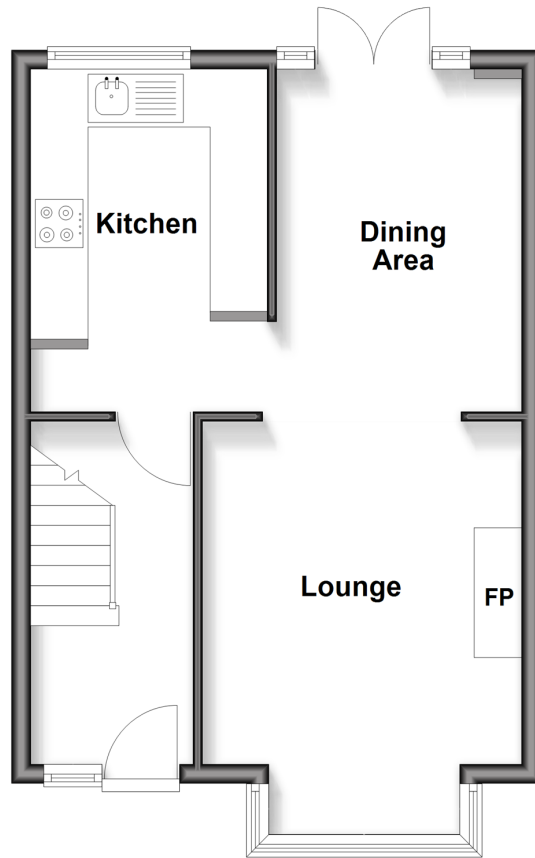
**OVER 60?**

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

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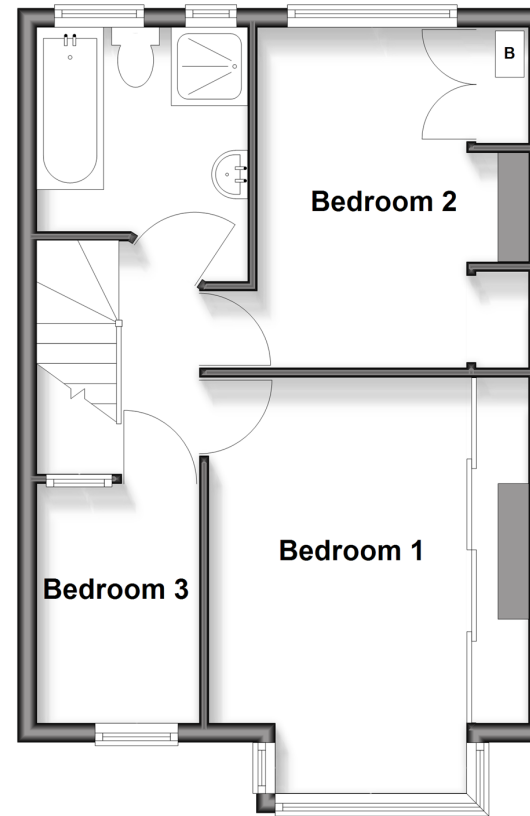
## Ground Floor

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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