



**Guide Price**  
**£450,000**

**Freehold**

2x  1x  2x 

**Myrtle Road, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- No onward chain
- Walking distance to Sutton Station
- Beautiful garden and driveway for 2 cars
- 2 good size double bedrooms
- Close to a choice of sought after Primary and Secondary schools

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'6 x 10'2 (3.81m x 3.10m)

Dining Room: 12'6 x 10'2 (3.81m x 3.10m)

Kitchen: 9'10 x 6'11 (3.00m x 2.11m)

Bathroom

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 12'0 (3.81m x 3.66m)

Bedroom 2: 12'6 x 10'2 (3.81m x 3.10m)

### OUTSIDE

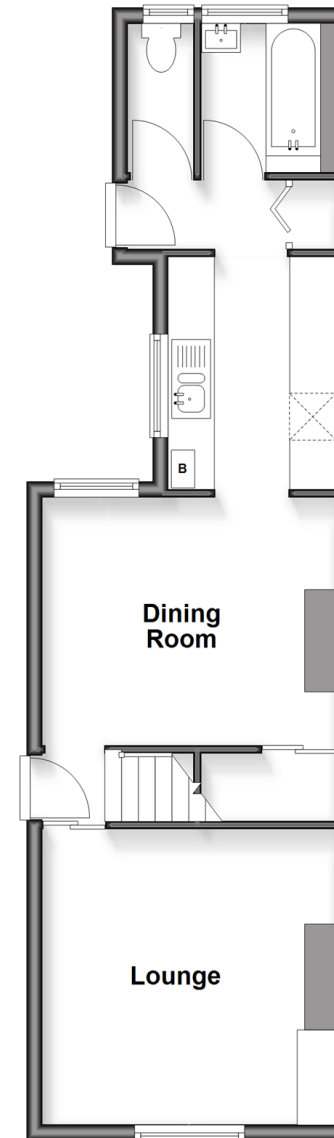
Driveway

Front Garden

Rear Garden

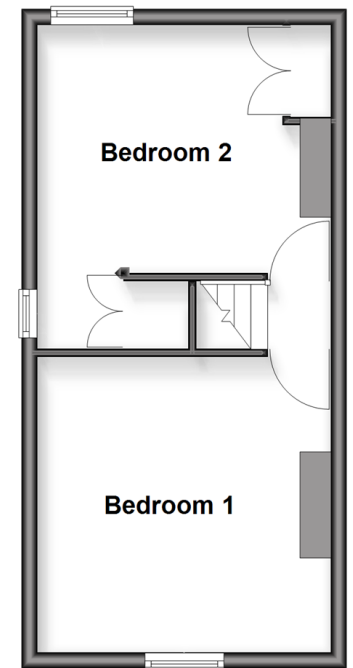
### Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



### First Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



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