



Guide Price
£900,000

Freehold

5x  2x  2x 

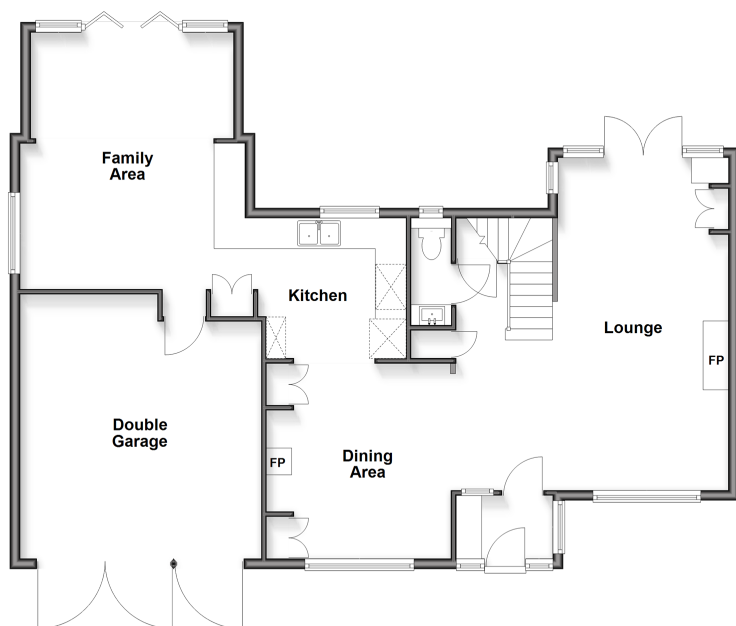
**Camborne Road, South
Sutton, Surrey, SM2**

OVER 60?

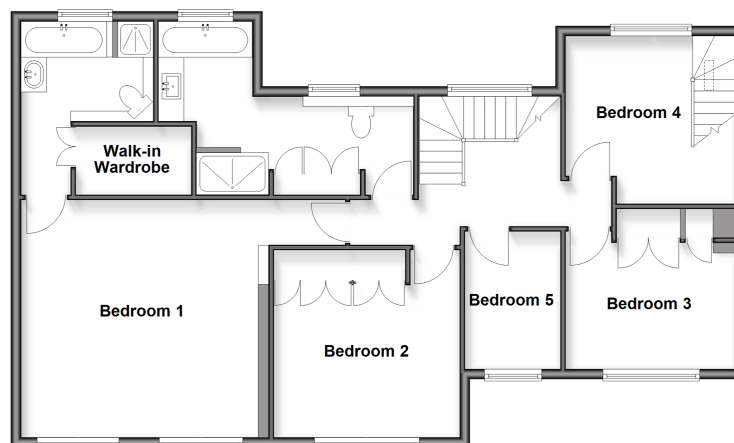
Secure this property
for up to **59% less!**

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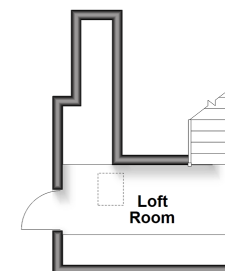
Ground Floor
Approx. 108.0 sq. metres (1162.2 sq. feet)



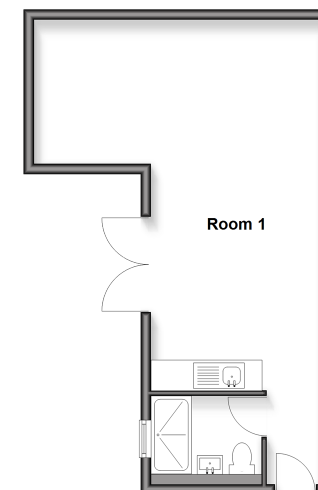
First Floor
Approx. 97.6 sq. metres (1050.1 sq. feet)



Second Floor
Approx. 9.1 sq. metres (97.8 sq. feet)



Outbuilding
Approx. 37.2 sq. metres (400.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Lounge: 21'4 maximum x 17'7 maximum
(6.51m x 5.36m)
Dining Area: 12'6 maximum x 11'10 maximum
(3.81m x 3.61m)
Kitchen: 10'7 x 9'2 (3.23m x 2.80m)
Family Area
Cloakroom

FIRST FLOOR

Landing
Bedroom 1: 15'0 x 11'9 (4.58m x 3.58m)
En-Suite Bathroom
Bedroom 2: 12'11 x 12'1 (3.94m x 3.69m)
Bedroom 3: 11'1 x 8'7 (3.38m x 2.62m)
Bedroom 4: 11'3 x 11'1 (3.43m x 3.38m)
Bedroom 5: 6'10 x 5'10 (2.08m x 1.78m)
Bathroom

SECOND FLOOR

Loft Room: 12'1 maximum x 6'4 (3.69m x 1.93m)

OUT BUILDING

Room 1: 28'9 x 18'4 (8.77m x 5.59m)
Shower Room

OUTSIDE

Driveway
Garage
Front Garden
Rear Garden



Main features

- A large, characterful home that has evolved organically over time
- Thoughtfully designed, mature garden
- Multi-purpose outbuilding currently used as a music studio
- Double garage & driveway
- Walking distance to Sutton Mainline Station & High Street
- Fantastic choice of schools close by



Nearest Schools

Primary Schools: Devonshire Primary 0.5 miles, Manor Park Primary 1.1 miles, Avenue Primary 1.1 miles
Secondary Schools: Overton Grange School 0.2 miles, The Harris Academy 0.5 miles, Sutton High School 0.7 miles



Transport Information

Train Stations: Sutton 0.5 miles, Cheam 1.2 miles, Belmont 1.4 miles



Address

Camborne Road, South Sutton, Surrey, SM2



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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