



Price
£380,000

Freehold

2x  1x  2x 

**Beeches Road, Sutton,
Surrey, SM3**

cubitt & west
Helping you move forwards

Main features

- **Character House with a generous sized garden**
- **Excellent Renovation Project with Huge Potential to Extend (subject to planning permission)**
- **Sought After Residential Location - Glenthorne High School 0.5 miles**
- **Close to Sutton Common Station & bus route to Morden Underground.**
- **Ideal for Developers or Investors & Opportunity to Add Significant Value**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'5 x 10'11 (4.09m x 3.33m)

Kitchen: 9'4 x 7'8 (2.85m x 2.34m)

Bathroom

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 13'3 x 10'9 (4.04m x 3.28m)

Bedroom 2: 13'10 x 8'7 (4.22m x 2.62m)

OUTSIDE

Front Garden

Rear Garden



Nearest Schools

Primary Schools: Brookfield Primary 0.0 miles, St Cecilia's Catholic Primary 0.4 miles, Cheam Park Farm Junior School 0.6 miles

Secondary Schools: Glenthorne High School 0.5 miles, Cheam High School 1.0 miles, Greenshaw High School 1.3 miles



Transport Information

Train Stations: Sutton Common 0.8 miles, St Helier 0.9 miles, Morden South 0.9 miles



Address

Beeches Road, Sutton, Surrey, SM3



Directions

For directions to this property please contact us.

Call Sutton - 020 8661 0330 ■ 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



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