



Guide Price
£525,000

Freehold

4x  1x  2x 

**Sunningdale Road,
Sutton, Surrey, SM1**

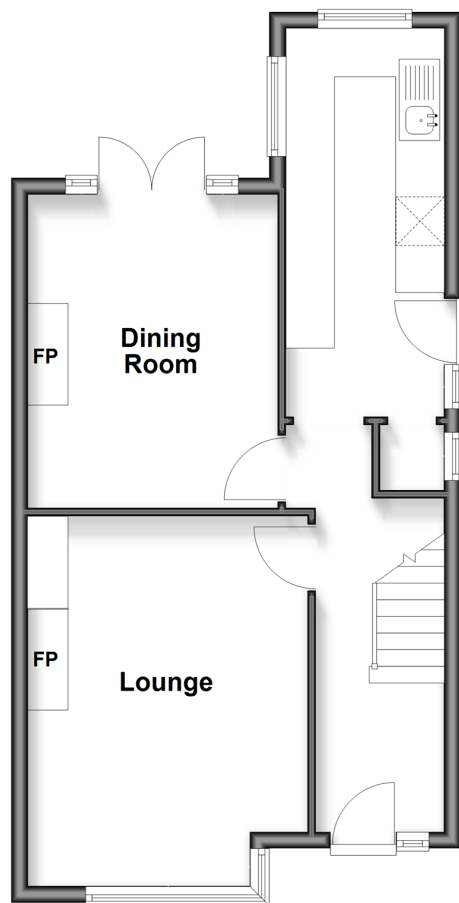
OVER 60?

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

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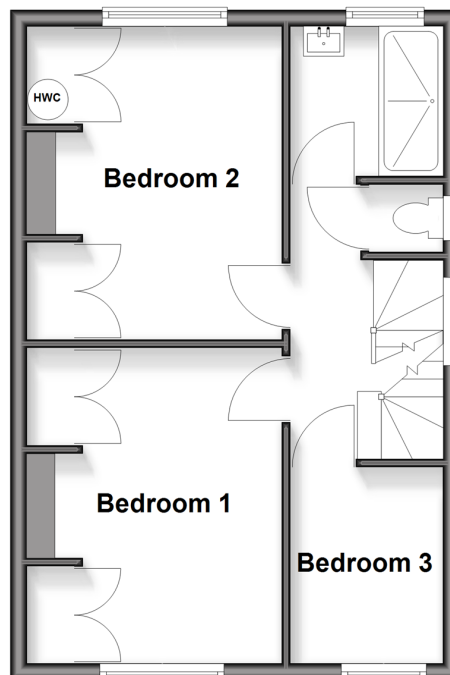
Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



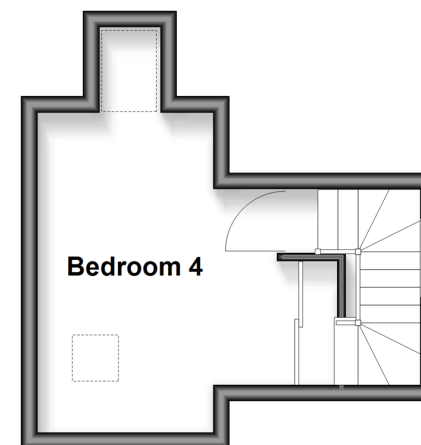
First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Second Floor

Approx. 15.5 sq. metres (166.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'8 maximum x 11'2 maximum
(4.47m x 3.41m)

Dining Room: 12'8 x 10'1 (3.86m x 3.08m)

Kitchen: 15'3 x 6'0 (4.65m x 1.83m)

FIRST FLOOR

Landing

Bedroom 1: 12'10 x 9'2 (3.91m x 2.80m)

Bedroom 2: 12'9 x 9'2 (3.89m x 2.80m)

Bedroom 3: 7'6 x 6'1 (2.29m x 1.86m)

Shower Room: 6'0 x 5'7 (1.83m x 1.70m)

Separate Toilet

SECOND FLOOR

Bedroom 4

OUTSIDE

Driveway

Rear Garden



Main features

- Adaptable family home ready to be reinvented
- Accommodation spread over three floors
- Further potential to extend (subject to planning permissions)
- Driveway
- A garden with real scope that has been wonderfully looked after
- Walking distance to West Sutton Station & highly regarded local schools



Nearest Schools

Primary Schools: Westbourne Primary 0.5 miles, Cheam Park Farm Junior School 0.6 miles, Manor Park Primary 0.9 miles
Secondary Schools: Cheam High 1.1 miles, Sutton High 1.1 miles, Sutton Grammar School for Boys 1.5 miles



Transport Information

Train Stations: West Sutton 0.3 miles, Sutton Common 1.1 miles, Cheam 1.5 miles



Address

Sunningdale Road, Sutton, Surrey, SM1



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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