



Guide Price

£525,000

Freehold

3x  1x  2x 

**Angel Hill Drive, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

- Family home with huge potential to extend & improve (subject to planning permissions)
- Driveway & garage
- Large rear garden
- Close to Sutton Common train station & Thameslink
- Popular schools, both primary & secondary, close by

Accommodation

GROUND FLOOR

Porch
 Entrance Hall
 Lounge: 16'8 x 11'7 (5.08m x 3.53m)
 Dining Room: 14'1 x 10'9 (4.30m x 3.28m)
 Utility Room: 10'0 x 6'6 (3.05m x 1.98m)
 Kitchen: 7'3 x 7'2 (2.21m x 2.19m)

FIRST FLOOR

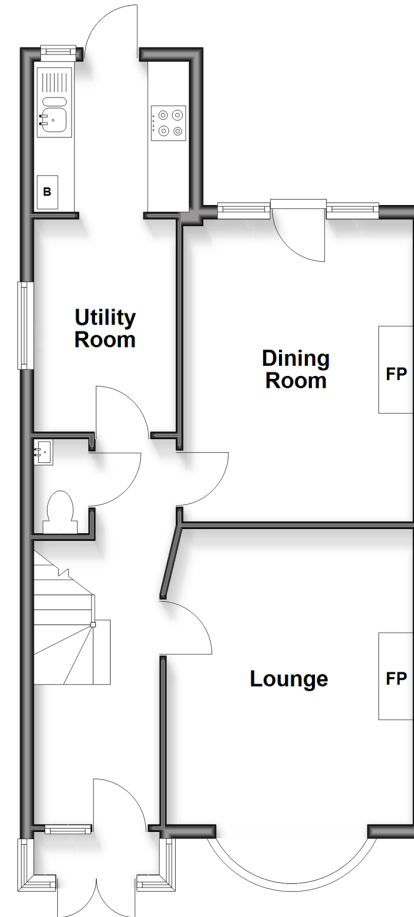
Landing
 Bedroom 1: 16'8 x 10'6 (5.08m x 3.20m)
 Bedroom 2: 14'1 x 10'6 (4.30m x 3.20m)
 Bedroom 3: 10'4 x 7'0 (3.15m x 2.14m)
 Bathroom: 8'9 x 6'8 (2.67m x 2.03m)

OUTSIDE

Front Garden
 Rear Garden

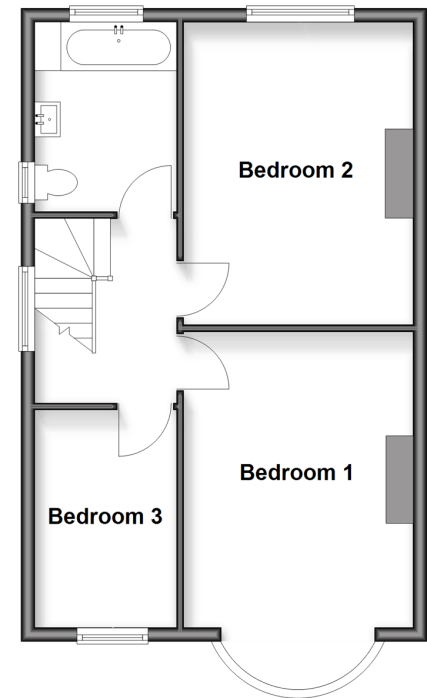
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



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