

OVER 60?
Secure this property
for up to **59% less!***

Price

£500,000

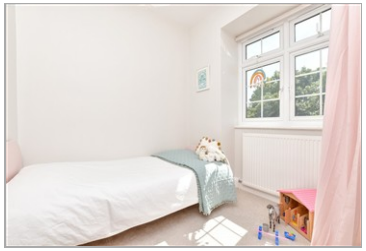
Freehold

3x 2x 2x

Horse Shoe Green,
Sutton, Surrey, SM1

cubitt&west
Helping you move forwards








Main features

- Sutton Garden suburb conservation area
- Substantial rear garden with side access
- Communal Green to the front of the property, often enjoyed by residents
- Scope to make your own
- Incredible schools within easy each including Greenshaw High School

Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 17'4 x 10'4 (5.29m x 3.15m)
Kitchen: 10'9 x 8'9 (3.28m x 2.67m)
Conservatory: 15'6 x 8'2 (4.73m x 2.49m)
Cloakroom

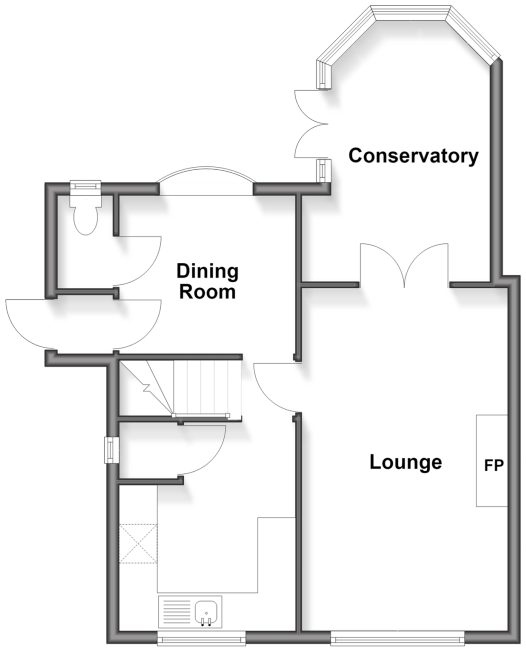
FIRST FLOOR

Landing
Bedroom 1: 11'3 x 8'4 up to fitted wardrobes (3.43m x 2.54m)
Bedroom 2: 9'0 x 6'9 (2.75m x 2.06m)
Bedroom 3: 7'2 x 6'5 (2.19m x 1.96m)
Bathroom: 10'4 x 4'1 (3.15m x 1.25m)

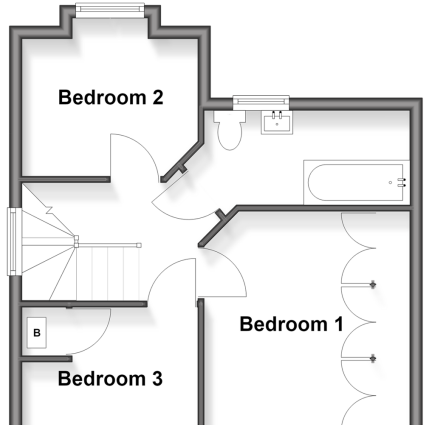
OUTSIDE

Front Garden
Rear Garden

Ground Floor
Approx. 50.2 sq. metres (540.3 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.6 sq. feet)



Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- 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



The Property Ombudsman

INVESTORS IN PEOPLE

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