



**Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Chestnut Terrace, Lewis  
Road, Sutton, Surrey,  
SM1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- No onward chain
- Spacious kitchen/dining room
- Bright living room with private rear garden
- Family bathroom and separate toilet
- Walking distance to Sutton town centre & close to Sutton Common Rail station

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Kitchen/Diner: 12'10 x 11'2 (3.91m x 3.41m)  
Lounge: 14'1 x 10'6 (4.30m x 3.20m)

### FIRST FLOOR

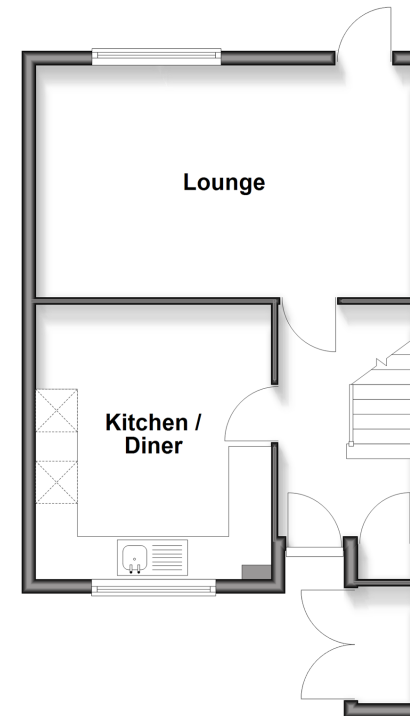
Landing  
Bedroom 1: 14'5 x 8'6 (4.40m x 2.59m)  
Bedroom 2: 8'10 x 8'2 (2.69m x 2.49m)  
Bedroom 3: 8'10 x 6'7 (2.69m x 2.01m)  
Bathroom  
Separate Toilet

### OUTSIDE

Front Garden  
Rear Garden

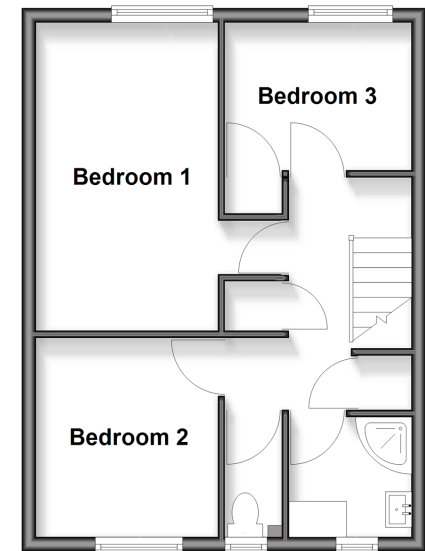
### Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://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



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