



Price

£575,000

Freehold

3x  1x  1x 

**Bawtree Close, Sutton,
Surrey, SM2**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Garage & driveway**
- **No onward chain to wait for**
- **Quiet cul-de-sac location, extremely peaceful**
- **Ready to move in to condition**
- **Downstairs cloakroom & porch**
- **Low maintenance garden**
- **Half a mile to Belmont Station & village**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge Area: 16'8 x 14'2 (5.08m x 4.32m)

Dining Area: 10'3 x 8'0 (3.13m x 2.44m)

Kitchen: 10'2 x 7'1 (3.10m x 2.16m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 16'1 maximum x 10'5 maximum (4.91m x 3.18m)

Bedroom 2: 14'3 maximum x 10'5 maximum (4.35m x 3.18m)

Bedroom 3: 11'0 x 7'3 (3.36m x 2.21m)

Bathroom: 7'9 x 5'8 (2.36m x 1.73m)

OUTSIDE

Garage

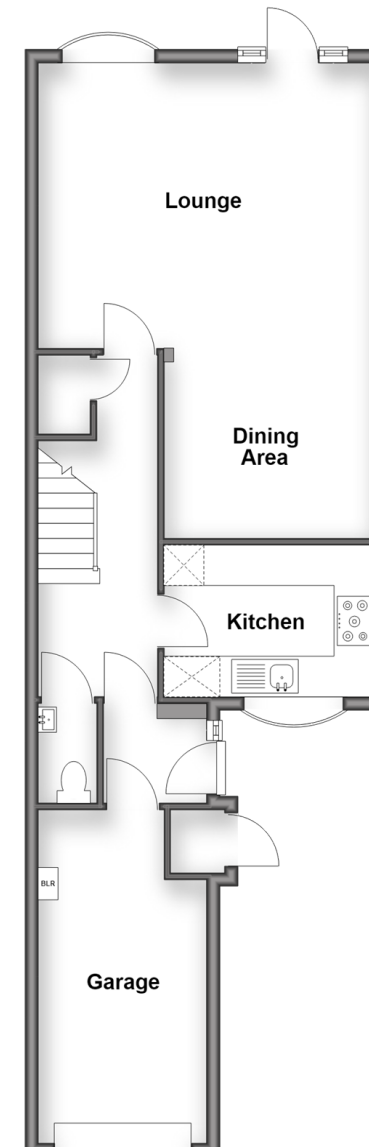
Driveway

Front Garden

Rear Garden

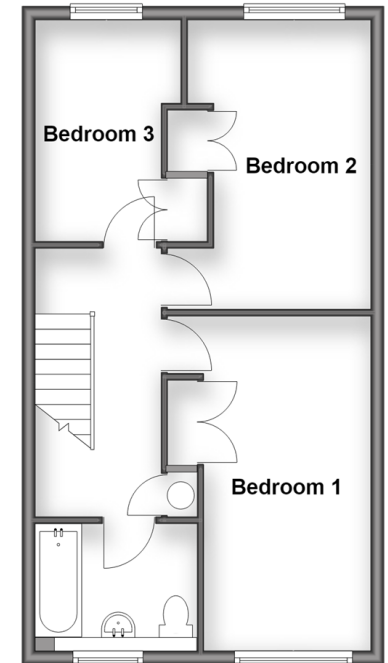
Ground Floor

Approx. 51.8 sq. metres (557.2 sq. feet)
(excluding Garage, unnamed room)



First Floor

Approx. 47.2 sq. metres (508.5 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



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