



**Quinn Lodge Cavendish Road, Sutton SM2 5FY**

**welcome to**

## **Quinn Lodge Cavendish Road, Sutton**

Presenting an immaculate three-bedroom flat, perfectly suited for first-time buyers and families seeking modern comfort in an enviable location. This stylish residence is set within easy reach of excellent public transport links, reputable schools, local amenities, and tranquil green spaces, offering a balanced and convenient lifestyle.

The highlight of this property is its expansive open-plan reception room boasting beautiful wood floors, large windows that bathe the space in natural light, and seamless access to the private garden—a perfect spot to relax or entertain while enjoying peaceful garden views.

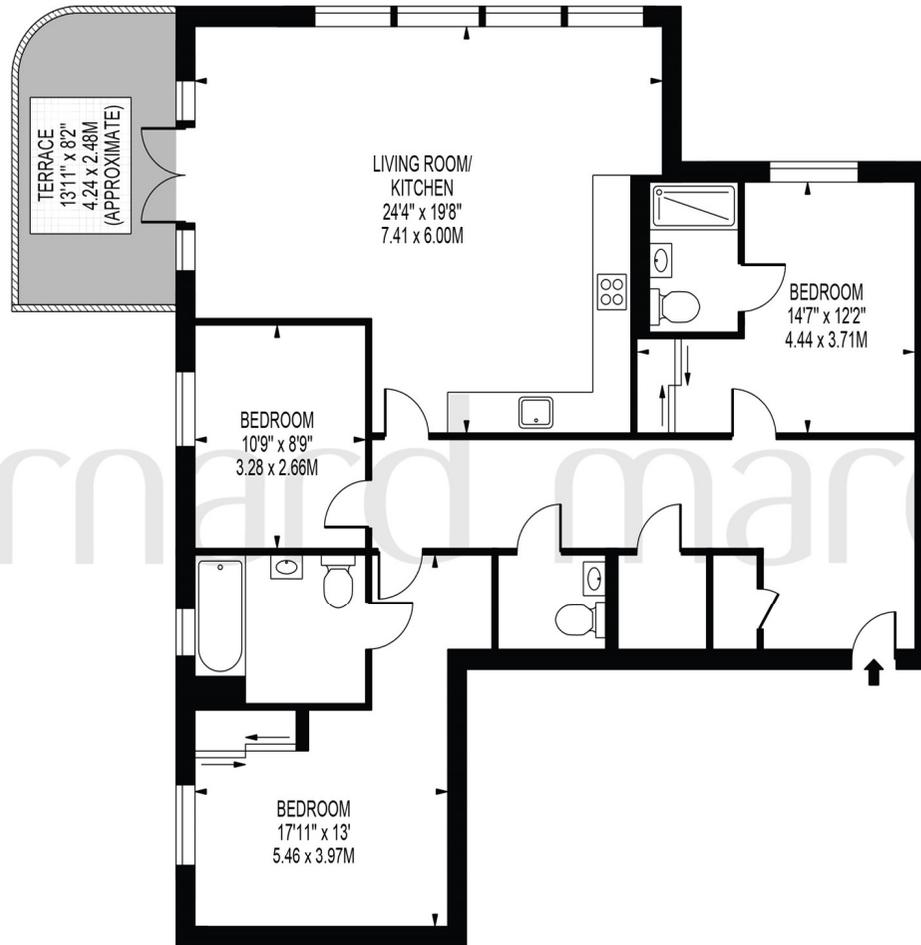
Each of the three generous double bedrooms is thoughtfully designed to maximise comfort and practicality. The primary bedroom features built-in wardrobes and a contemporary en-suite for added privacy. The second bedroom also benefits from its own en-suite, while the third double bedroom provides ample space for children, guests, or a home office setup.

With a focus on modern living, the flat benefits from dedicated parking, ensuring hassle-free access at all times, as well as an EV charging point to cater to environmentally-conscious residents. The private garden delivers a rare outdoor retreat ideal for both unwinding and play.



# QUINN LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1206 SQ FT - 112.08 SQ M



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welcome to

## Quinn Lodge Cavendish Road, Sutton

- Three spacious double bedrooms
- Expansive open-plan reception room
- Beautiful wood floors throughout
- Large windows with natural light
- Private garden with peaceful views

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £575,000



**view this property online** [barnardmarcus.co.uk/Property/SUT110637](https://www.barnardmarcus.co.uk/Property/SUT110637)



Property Ref:  
SUT110637 - 0002

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Please note the marker reflects the  
postcode not the actual property