



Guide Price
£600,000

Freehold

3x  2x  1x 

**Sunningdale Road,
Sutton, Surrey, SM1**

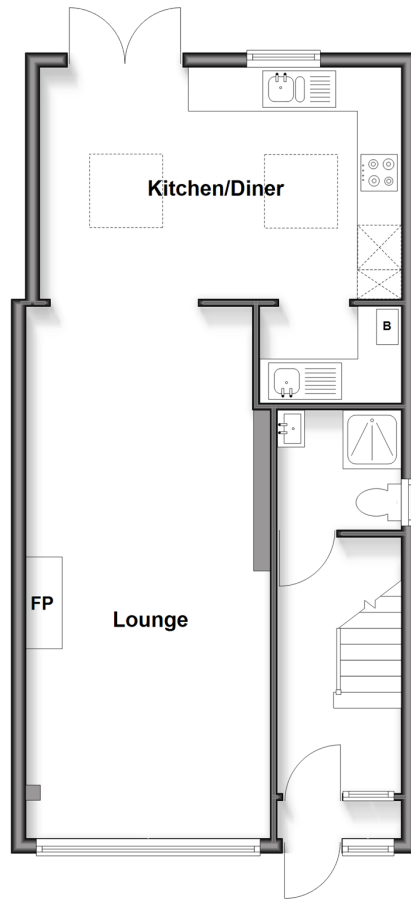
OVER 60?

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

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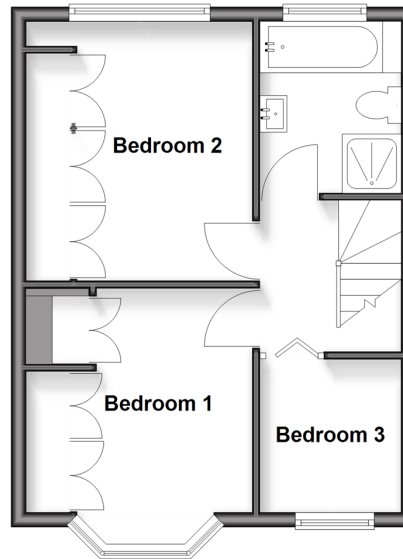
Ground Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



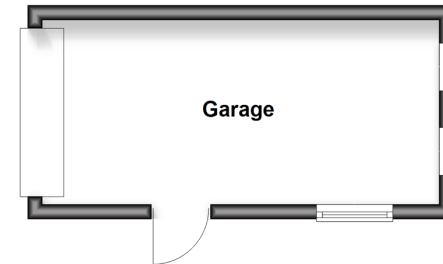
First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Outbuilding

Approx. 13.7 sq. metres (147.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 23'6 x 10'9 (7.17m x 3.28m)
Kitchen/Diner: 16'6 x 10'2 (5.03m x 3.10m)
Utility Area
Shower Room

FIRST FLOOR

Landing
Bedroom 1: 11'9 into bay x 9'2 minimum (3.58m x 2.80m)
Bedroom 2: 10'8 x 10'4 (3.25m x 3.15m)
Bedroom 3: 6'7 x 6'2 (2.01m x 1.88m)
Bathroom: 7'4 x 6'0 (2.24m x 1.83m)

OUT BUILDING

Garage

OUTSIDE

Front Garden
Rear Garden



Main features

- **Gorgeous extended family home in ideal West Sutton location**
- **Beautiful, sunny rear garden with patio, shed & garage accessed from the rear**
- **Driveway for one car**
- **Walking distance to West Sutton train station & great bus links too**
- **Excellent schools close by including Cheam High, Nonsuch & Westbourne Primary**



Nearest Schools

Primary Schools: Westbourne 0.5 miles, Cheam Park Farm Junior 0.6 miles, Manor Park 0.9 miles
Secondary Schools: Cheam High 1.1 miles, Sutton High 1.1 miles, Sutton Grammar for Boys 1.5 miles, Nonsuch High School 1.5 miles



Transport Information

Train Stations: West Sutton 0.3 miles, Sutton Common 1.1 miles, Sutton 1.3 miles, Cheam 1.5 miles,



Address

Sunningdale Road, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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