



Guide Price
£450,000

Freehold

3x  1x  1x 

**Waterloo Road, Sutton,
Surrey, SM1**

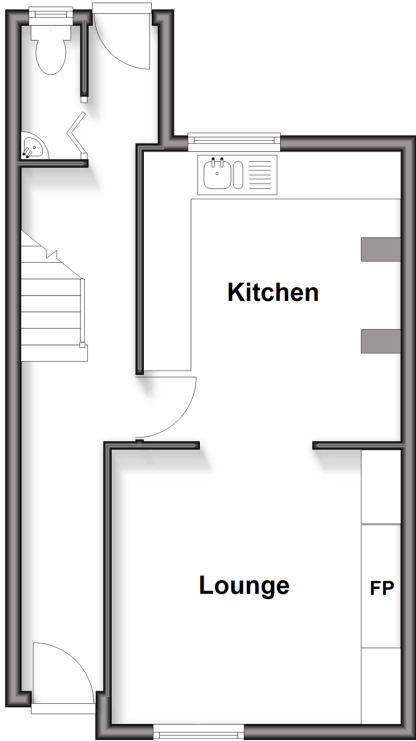
OVER 60?

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

cubitt & west
Helping you move forwards

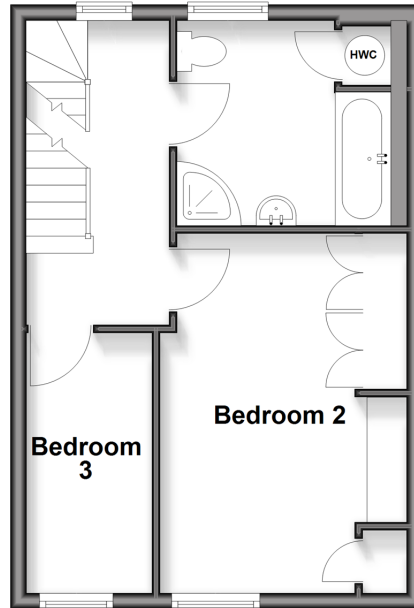
Upper Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



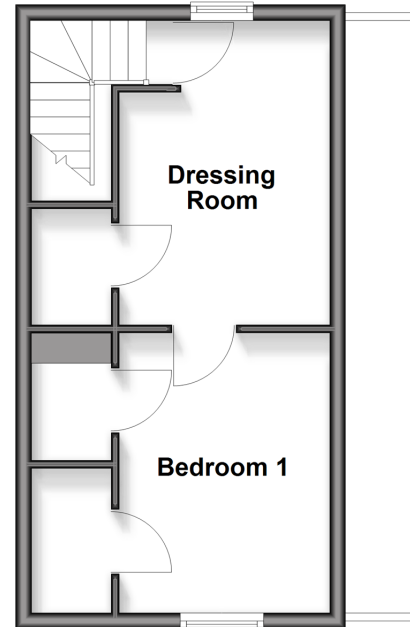
First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



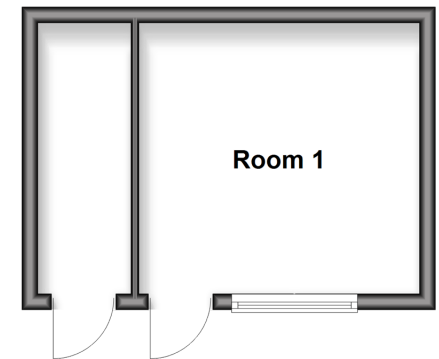
Second Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Outbuilding

Approx. 16.4 sq. metres (176.5 sq. feet)



Accommodation

UPPER GROUND FLOOR

Entrance Hall

Lounge: 12'6 x 10'9 (3.81m x 3.28m)

Kitchen

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 15'4 x 10'3 (4.68m x 3.13m)

Bedroom 3: 12'6 x 5'2 (3.81m x 1.58m)

Bathroom

SECOND FLOOR

Bedroom 1: 12'0 x 8'6 (3.66m x 2.59m)

Dressing Room: 12'10 x 6'8 (3.91m x 2.03m)

OUTBUILDING

Summer House

OUTSIDE

Rear Garden



Main features

- No onward chain
- Private rear garden, summer house with power, light and air conditioning
- Dressing room to main bedroom
- Walking distance to Sutton High Street & mainline Train Station
- Popular location for excellent local schools including Manor Park Primary

Nearest Schools

Primary Schools: Manor Park Primary 0.3 miles, St Mary's RC Junior School 0.3 miles, Camden Junior School 0.6 miles
Secondary Schools: Sutton Grammar for Boys 0.4 miles, St Philomena's 0.4 miles, Carshalton Girls 0.5 miles

Transport Information

Train Stations: Sutton 0.5 miles, Carshalton Beeches 0.6 miles, Carshalton 0.7 miles

Address

Waterloo Road, Sutton, Surrey, SM1

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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



Unable to display material information. Please check with the branch for material information details for this property



22017880/20260425/CR/JB