



Guide Price
£80,000

Leasehold

1x  1x  1x 

**Lenham Road, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

- Chain free sale
- Potential to improve and update
- High Street and amenities just a few minutes walk away
- Close to Sutton station
- Extremely long lease



Nearest Schools

Primary Schools: Manor Park Primary 0.3 miles, All Saints Benhilton CofE Primary 0.8 miles, Cheam Park Farm Junior School 1.0 miles

Secondary Schools: Sutton Grammar School for Boys 0.1 miles, Greenshaw High School 0.9 miles, Sutton High School 1.0 miles



Transport Information

Train Stations: Sutton 0.8 miles, Sutton Common 1.1 miles, Cheam 1.2 miles

Accommodation

FIRST FLOOR

Entrance Hall

Lounge: 16'6 x 9'7 (5.03m x 2.92m)

Kitchen: 10'2 x 7'3 (3.10m x 2.21m)

Bedroom : 12'2 x 9'3 (3.71m x 2.82m)

Bathroom: 5'3 x 4'0 (1.60m x 1.22m)

OUTSIDE

Communal Gardens