



Guide Price
£550,000

Freehold

3x  1x  2x 

**Cranleigh Gardens,
Sutton, Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

- No onward chain to wait for
- Excellent opportunity to modernise and add value
- Spacious accommodation throughout
- Walking distance to Sutton Common Station
- Close to local shops, schools and amenities

Accommodation

GROUND FLOOR

Porch
 Entrance Hall
 Lounge/Dining Room: 31'1" x 11'9" (9.48m x 3.58m)
 Kitchen: 11'2" x 7'6" (3.41m x 2.29m)
 Lean-To: 12'7" x 7'9" (3.84m x 2.36m)

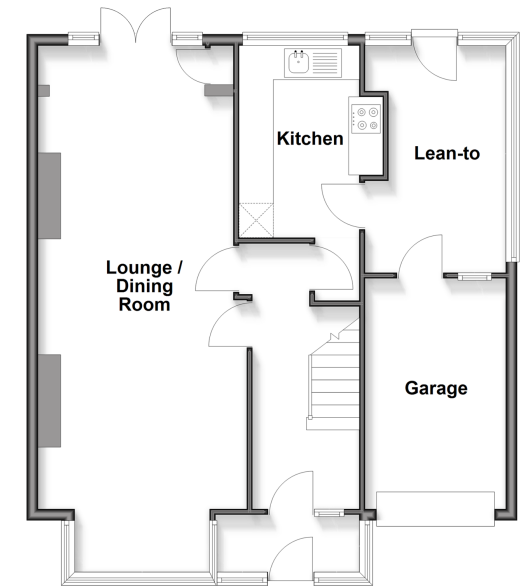
FIRST FLOOR

Landing
 Bedroom 1: 15'8" x 10'0" (4.78m x 3.05m)
 Bedroom 2: 11'0" x 10'3" (3.36m x 3.13m)
 Bedroom 3: 7'9" x 6'7" (2.36m x 2.01m)
 Bathroom: 7'5" x 5'0" (2.26m x 1.53m)
 Separate Toilet

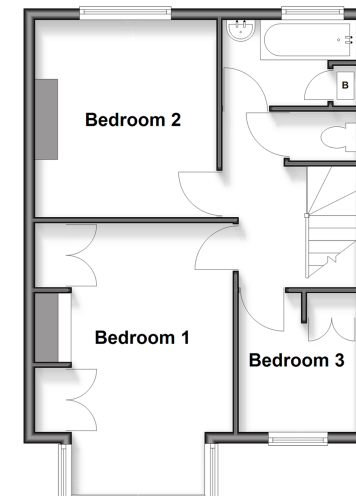
OUTSIDE

Driveway
 Garage
 Rear Garden

Ground Floor
 Approx. 73.6 sq. metres (792.8 sq. feet)



First Floor
 Approx. 43.1 sq. metres (463.4 sq. feet)



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

■ If buying or rent, please check if Local Authority licensing schemes apply before proceeding