



Price

£375,000

Freehold

2x 1x 1x

**Hunting Gate Mews,
Sutton, Surrey, SM1**

cubitt & west
Helping you move forwards



Main features

- **Chain free sale**
- **2 Allocated parking spaces**
- **Moments from Sutton Station**
- **Walking distance to town centre and amenities**
- **Well maintained garden and sunny conservatory**

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 8'3 x 8'1 (2.52m x 2.47m)

Lounge: 13'8 x 13'8 (4.17m x 4.17m)

Conservatory: 13'1 x 10'5 (3.99m x 3.18m)

FIRST FLOOR

Landing

Bedroom 1: 10'6 x 7'3 (3.20m x 2.21m)

Bedroom 2: 12'1 x 8'4 (3.69m x 2.54m)

Bathroom: 8'0 x 6'5 (2.44m x 1.96m)

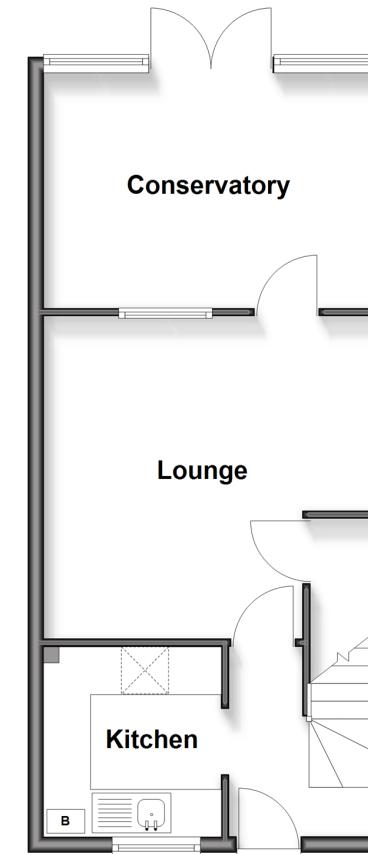
OUTSIDE

2 Allocated Parking Spaces

Rear Garden

Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



CURRENT:
C(73)

POTENTIAL:
C(79)



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