



**OVER 60?**

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

**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)

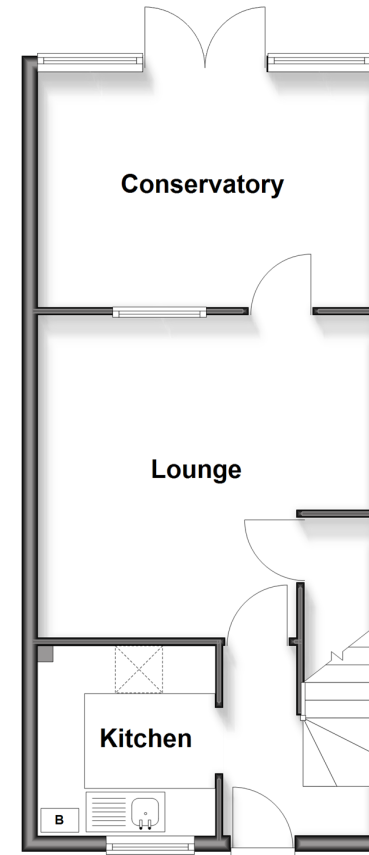
### OUTSIDE

2 Allocated Parking Spaces

Rear Garden

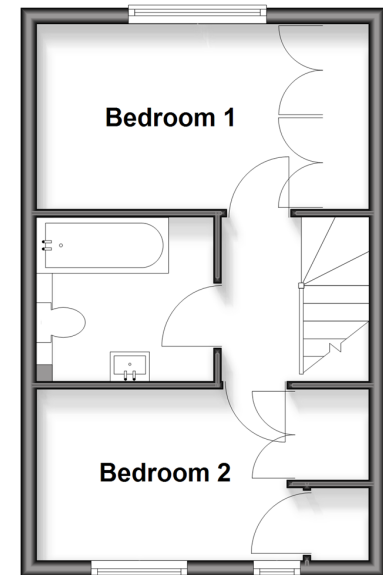
### Ground Floor

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](http://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.



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