



Price
£750,000

Freehold

3x  1x  2x 

**Grove Road, Sutton,
Surrey, SM1**

OVER 60?

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

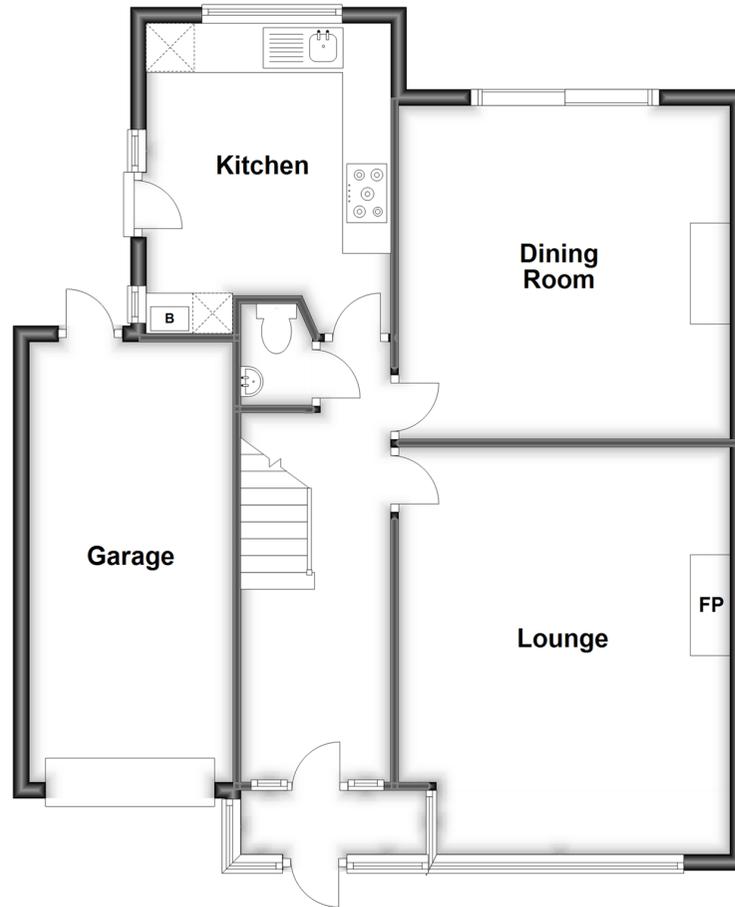


Video Tour available

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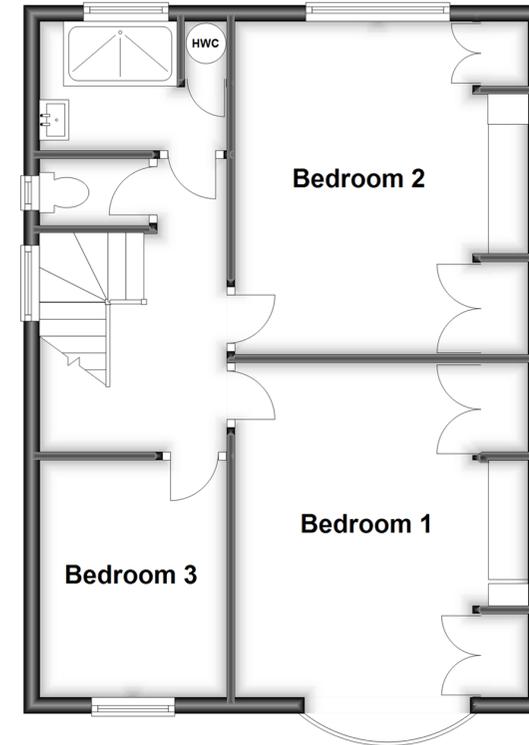
Ground Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'9 x 13'5 (5.11m x 4.09m)

Dining Room: 13'5 x 13'4 (4.09m x 4.07m)

Kitchen: 12'4 x 9'6 (3.76m x 2.90m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 15'6 into bay x 11'8 maximum (4.73m x 3.56m)

Bedroom 2: 12'4 x 12'0 (3.76m x 3.66m)

Bedroom 3: 9'6 x 7'7 (2.90m x 2.31m)

Shower Room

Separate Toilet

OUTSIDE

Front Garden

Driveway

Garage

Rear Garden



Main features

- No onward chain to wait for
- Exciting opportunity to extend and develop (subject to planning permissions)
- Walking distance to Sutton town centre & Cheam Village
- Superbly located for Sutton High & Sutton Grammar Schools
- Garage, driveway & excellent curb appeal

Nearest Schools

Primary Schools: Robin Hood Junior School 0.5 miles, Devonshire Primary 0.6 miles, Manor Park Primary 0.6 miles

Secondary Schools: Sutton High School 0.2 miles, Overton

Transport Information

Train Stations: Sutton 0.4 miles, West Sutton 0.5 miles, Cheam 0.5 miles

Underground Morden 3.0 miles, South Wimbledon 3.9 miles, Colliers Wood 4.2 miles

Address

Grove Road, Sutton, Surrey, SM1

Directions

For directions to this property please contact us.



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



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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