



**Price**  
**£750,000**

**Freehold**

3x  1x  2x 

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

**OVER 60?**

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

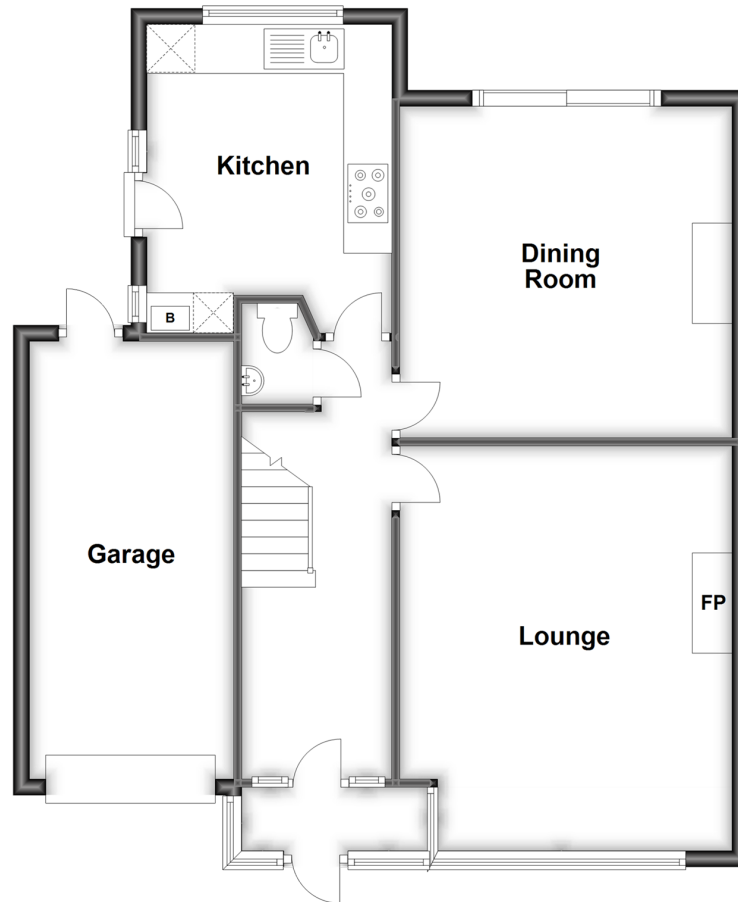


**Video Tour available**

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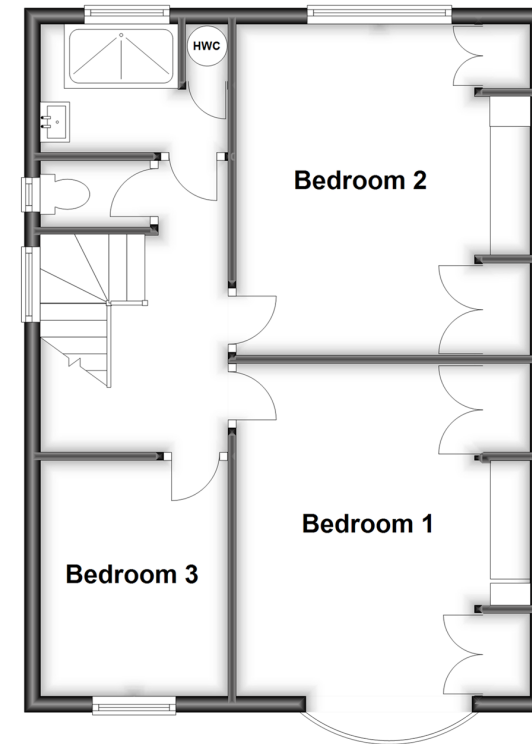
## Ground Floor

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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- 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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