



Westfield Road, Sutton

The **PERSONAL** Agent

# Offers In Excess Of £550,000 Freehold

- Three Double Bedrooms
- Kitchen / Breakfast Room
- Two Reception Rooms
- End of Terrace
- Refurbished Throughout
- Driveway
- 131ft South facing Garden
- Walk to West Sutton Station



**\*\*UNEXPECTEDLY BACK AVAILABLE\*\*** This three double bedroom family home has been tastefully refurbished to a very high standard and features a spacious kitchen / breakfast room with double doors to the garden. Also downstairs are two further bright and airy reception rooms.

To the first floor are two generously proportioned double bedrooms and a fantastic family bathroom, while the converted loft is occupied by the 15ft third bedroom.

To the front of the property is a driveway and to the rear a 131ft South facing garden. early viewing essential.

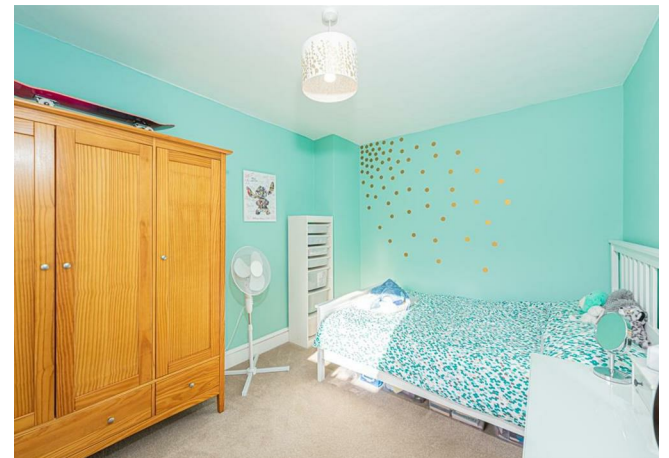
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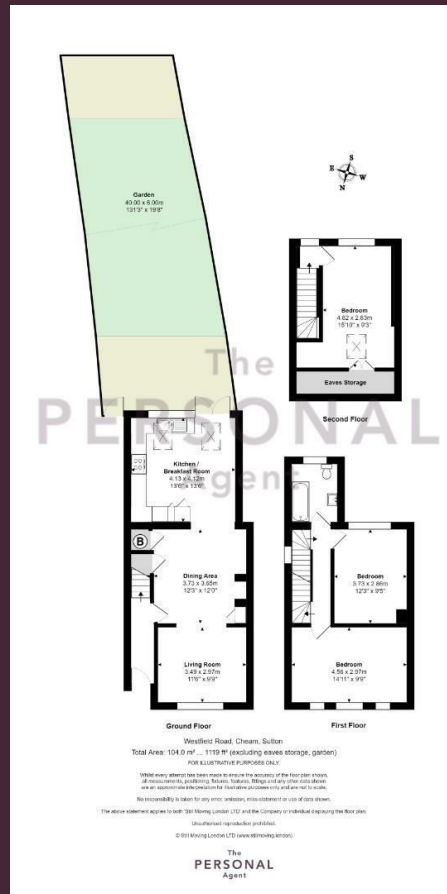
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The property is situated within a ten minute walk of Sutton town centre with its excellent shopping facilities, bars and restaurants. West Sutton mainline station is also within 0.4 of a mile with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Freehold  
Council tax band - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

