



7 Western Road  
Sutton, SM1 2SX  
Guide price £280,000





# 7 Western Road, Sutton, SM1 2SX

Located within a handsome period building in the centre of Sutton, this spacious one bedroom first floor converted apartment really is an amazing example of its type in the area. It is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this is a property that has been truly well maintained and updated by the current owner. Inside, there is a beautiful refitted kitchen - including a quartz worktop - that has a good amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a large bedroom with large integrated wardrobes and modern bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a double aspect room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the first floor, you also benefit from fantastic elevated views and light coming in through the windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with West Sutton & mainline stations only a very short walk away, whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of a residents garden and parking, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner!



## FIRST FLOOR

Hallway

Living/Dining Room  
17'9 x 12'6 (5.41m x 3.81m)

Kitchen  
7'10 x 6'2 (2.39m x 1.88m)

Bedroom  
12'7 x 11'6 (3.84m x 3.51m)

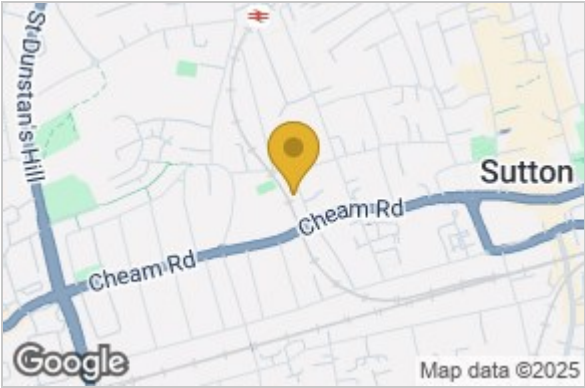
Bathroom  
10' x 6'10 (3.05m x 2.08m)

## OUTSIDE

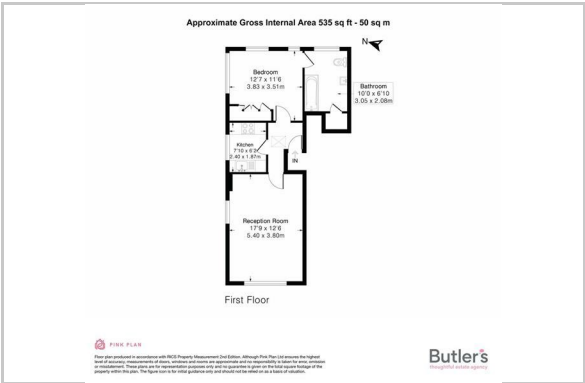
Allocated Parking

Communal Garden

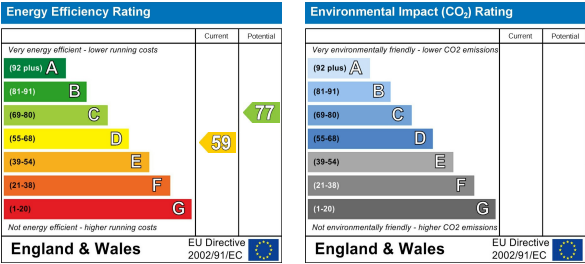
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.