

Butler's

thoughtful estate agency



Westminster Road
Sutton, SM1 3NQ

Guide price £325,000



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GUIDE PRICE £325,000 - £375,000

Positioned in a highly convenient Sutton road, this excellent home is in need of modernisation but has so much to offer. Location wise, Westminster Road will surpass your expectations, as it's just a short stroll into the high street, with excellent schooling close by and Sutton Common station providing quick links into the City.

Despite all of this, sitting in your generously proportioned level rear garden, it can be a tranquil space for you to enjoy a good book or have a few friends over. Inside, you'll appreciate the overall size and layout, with the house having the potential for you to place your own stamp on it, rather than inherit a style not suited to your own personal taste.

The layout of the ground floor offers a huge amount of versatility with a lounge/diner, so space to incorporate a desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the kitchen means you can cook up a storm in on what could be a great space to prepare meals. There is even potential to extend to the rear - subject to the relevant permissions. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room.

GROUND FLOOR





Hallway

Living Room
13'3 x 12'5 (4.04m x 3.78m)

Kitchen
10'3 x 8' (3.12m x 2.44m)

FIRST FLOOR

Landing

Bedroom
16'3 x 9'8 (4.95m x 2.95m)

Bedroom
11'5 x 10'4 maximum (3.48m x 3.15m maximum)

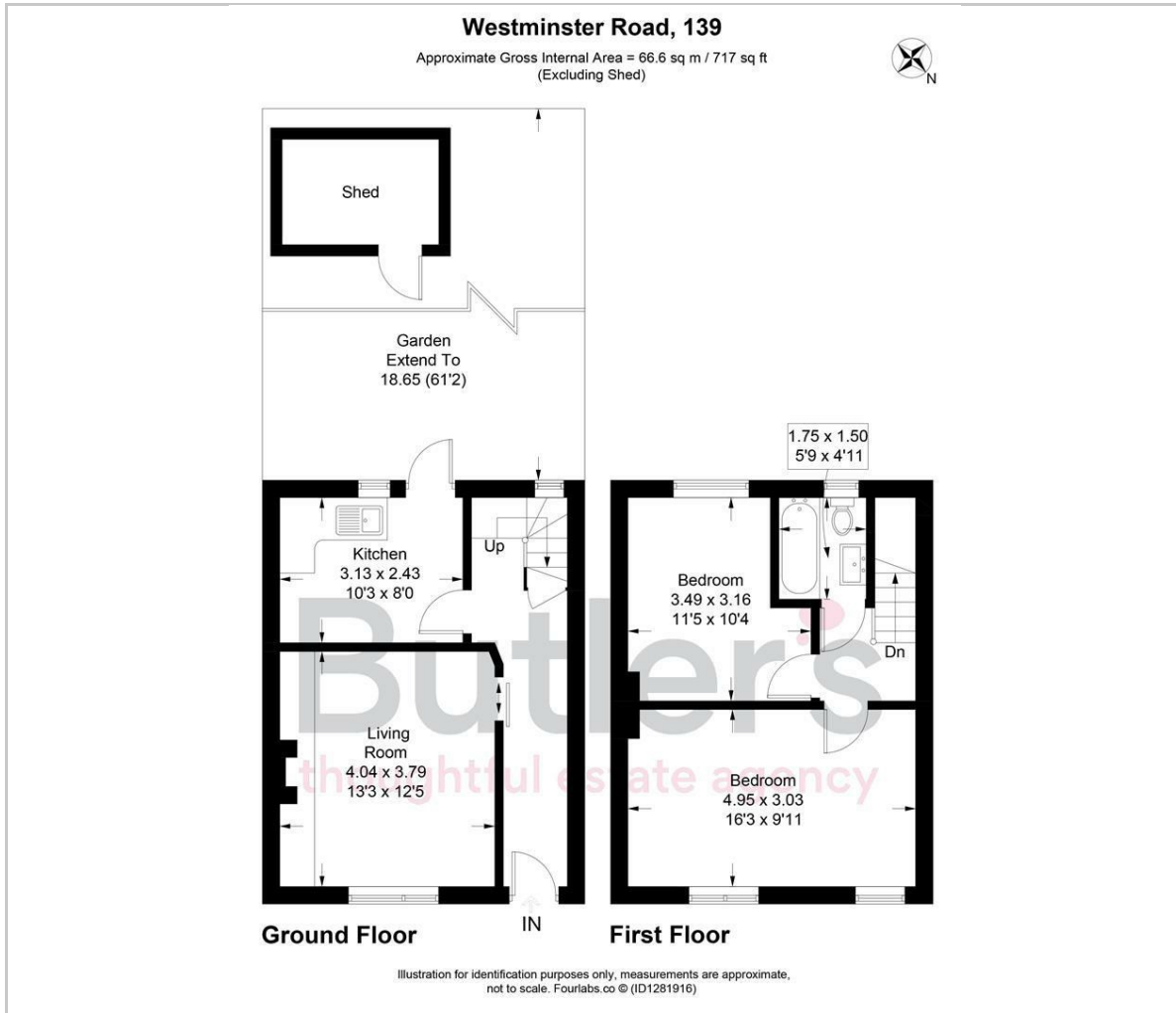
Bathroom
5'9 x 4'11 (1.75m x 1.50m)

OUTSIDE

Driveway

Rear Garden

Floor Plan

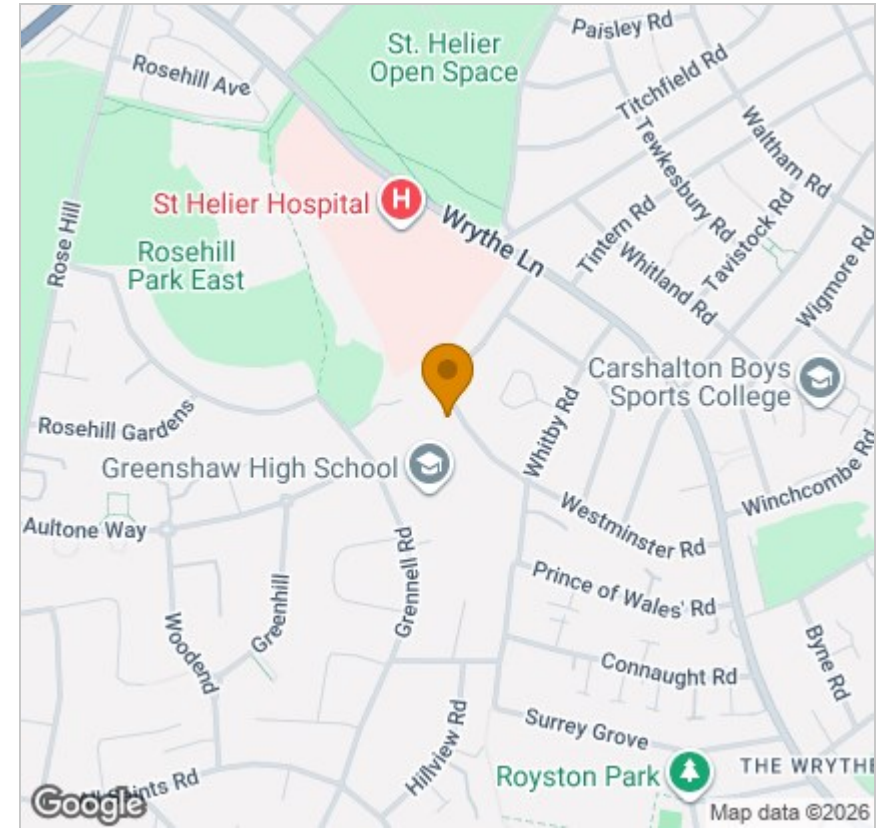


Viewing

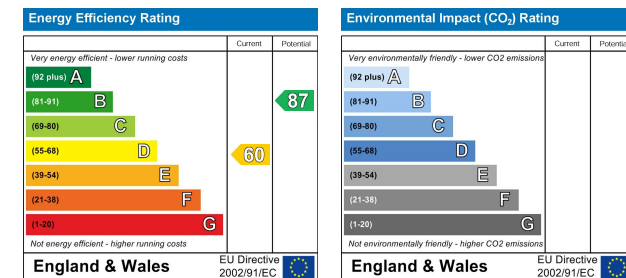
Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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