



Westmead Road
Sutton, SM1 4JG
Guide price £550,000

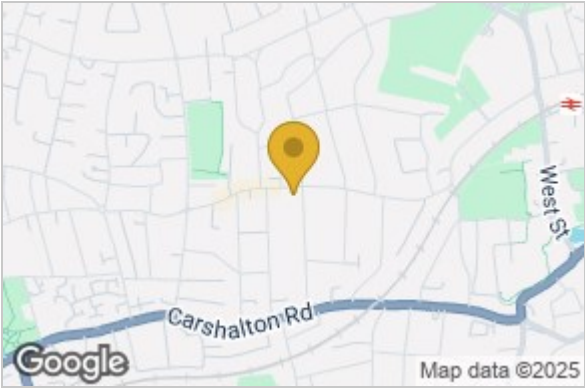
Westmead Road, Sutton, SM1 4JG

Set in a desirable, centrally located road, this handsome semi-detached period home is in need of some updating but has so much to offer, both inside and out. The location will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton mainline station provide quick links into the City, so you can be from your sofa to London in under an hour. Despite all of this, sitting in your level rear garden a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. The garden also boasts a large summerhouse that could be used as (or replaced with) a home office, gym or even a games room. Inside your home, you'll appreciate the abundance of period features and charm that remain, with the layout of the ground floor offering a huge amount of space, with a large yet cosy living room, perfect to relax in with your family, and a dining room that you can either eat in or keep productive in your own personal space 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 semi-open plan kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, with there even being a cloakroom serving the floor. Upstairs, this house doesn't let you down; there are four bedrooms set over two floors, which are served by the first floor bathroom and en-suite to the master. Outside, the property even boasts off street parking to the front.

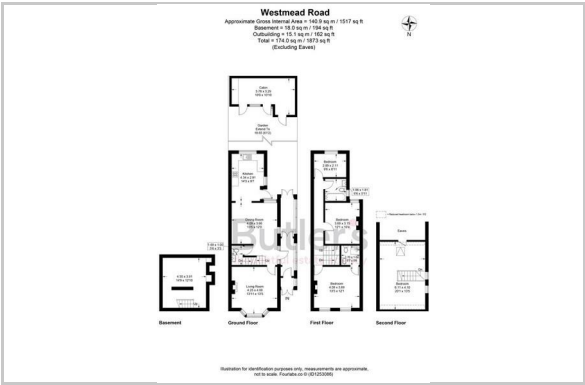


LOWER GROUND FLOOR		En-Suite
Basement		5'7 x 5'6 (1.70m x 1.68m)
14'9 x 12'1p (4.50m x 3.68mp)		Bedroom
GROUND FLOOR		12'1 x 10'4 (3.68m x 3.15m)
Hallway		Bedroom
Living Room		9'6 x 6'11 (2.90m x 2.11m)
13'11 x 13'5 (4.24m x 4.09m)		Bathroom
Dining Room		6'6 x 5'11 (1.98m x 1.80m)
13'5 x 12' (4.09m x 3.66m)		SECOND FLOOR
Kitchen		Bedroom
14'3 x 9'7 (4.34m x 2.92m)		20'1 x 13'5 maximum (6.12m x 4.09m maximum)
Cloakroom		OUTSIDE
5'6 x 3'3 (1.68m x 0.99m)		Driveway
FIRST FLOOR		Rear Garden
Landing		Summer House/Cabin
Bedroom		19' x 10'10 (5.79m x 3.30m)
13'5 x 12'1 (4.09m x 3.68m)		

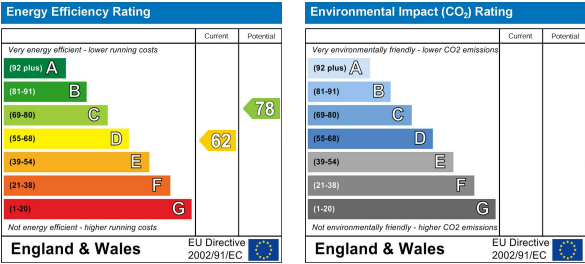
Area Map



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.