

Butler's

thoughtful estate agency



Westmead Road
Sutton, SM1 4JG

Guide price £550,000



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GUIDE PRICE £550,000 - £575,000 Located in a desirable, centrally located road, this handsome semi-detached period home has so much to offer, both inside and out. Westmead Road 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 lovely, level rear garden, you'd be forgiven for thinking you were on holiday - 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 outbuilding that could be perfect for a home office, gym or even a games room. Inside your home, you'll appreciate the abundance of period features and charm, with the current owners' nature meaning you can just pack your bags and move straight in. Work from home? We have great news for you! The layout of the ground floor offers 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 utility room adjacent. Upstairs, this house doesn't let you down; there are three generously proportioned bedrooms, all being served by the first floor shower room. Finishing off this lovely home is a further ground floor family bathroom with the property even boasting off street parking to the front.

GROUND FLOOR

Porch

Hallway





Living Room
14'2 x 11'11 (4.32m x 3.63m)

Dining Room
12'2 x 12' (3.71m x 3.66m)

Kitchen
11'2 x 9'3 (3.40m x 2.82m)

Utility Room

Bathroom
8'2 x 4'4 (2.49m x 1.32m)

FIRST FLOOR

Landing

Bedroom
12' x 12' (3.66m x 3.66m)

Bedroom
8'8 x 8'1 (2.64m x 2.46m)

Bedroom
11'3 x 9'4 (3.43m x 2.84m)

Shower Room
7'6 x 5'3 (2.29m x 1.60m)

OUTSIDE

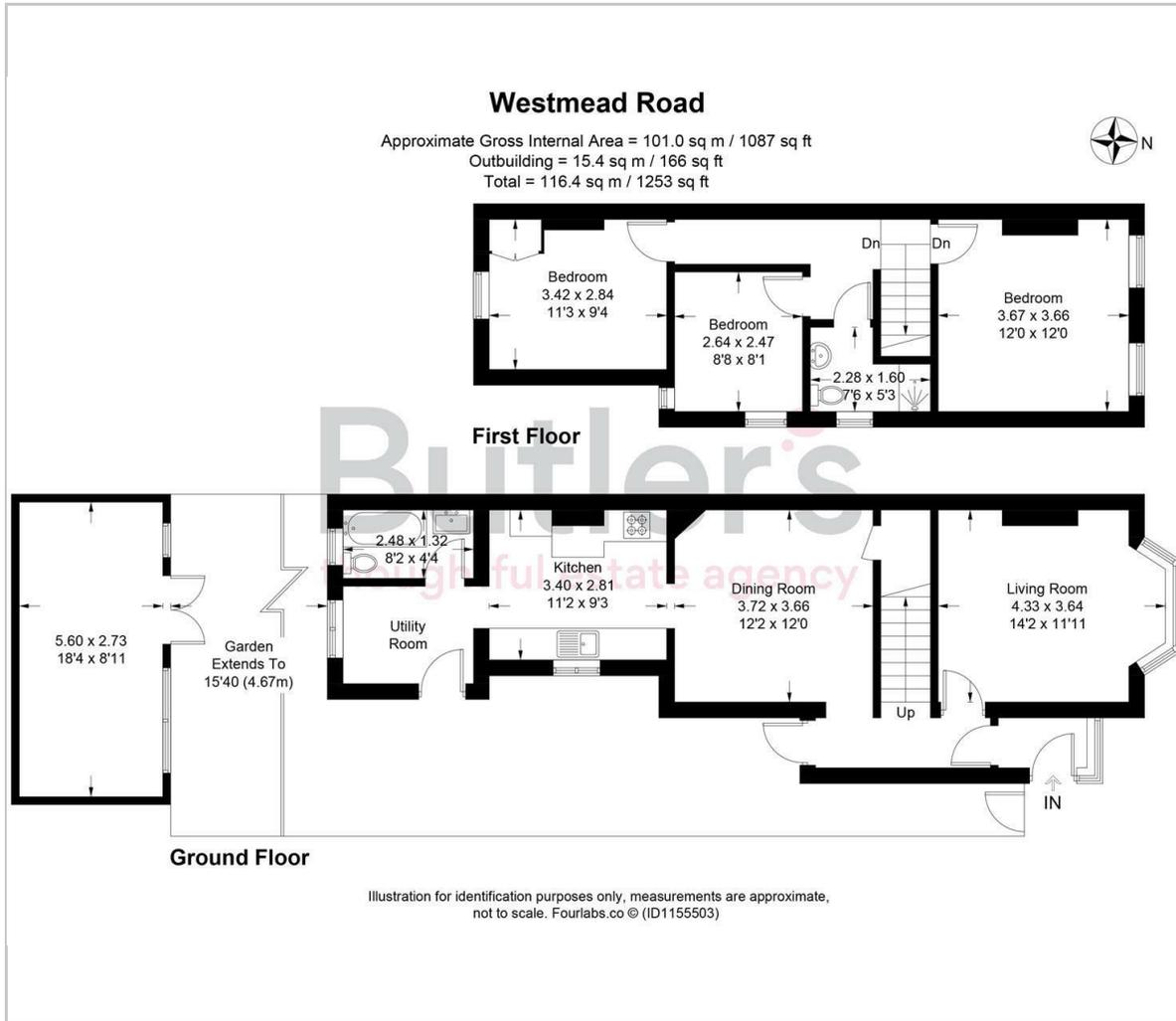
Driveway

Rear Garden

Outbuilding
18'4 x 8'11 (5.59m x 2.72m)



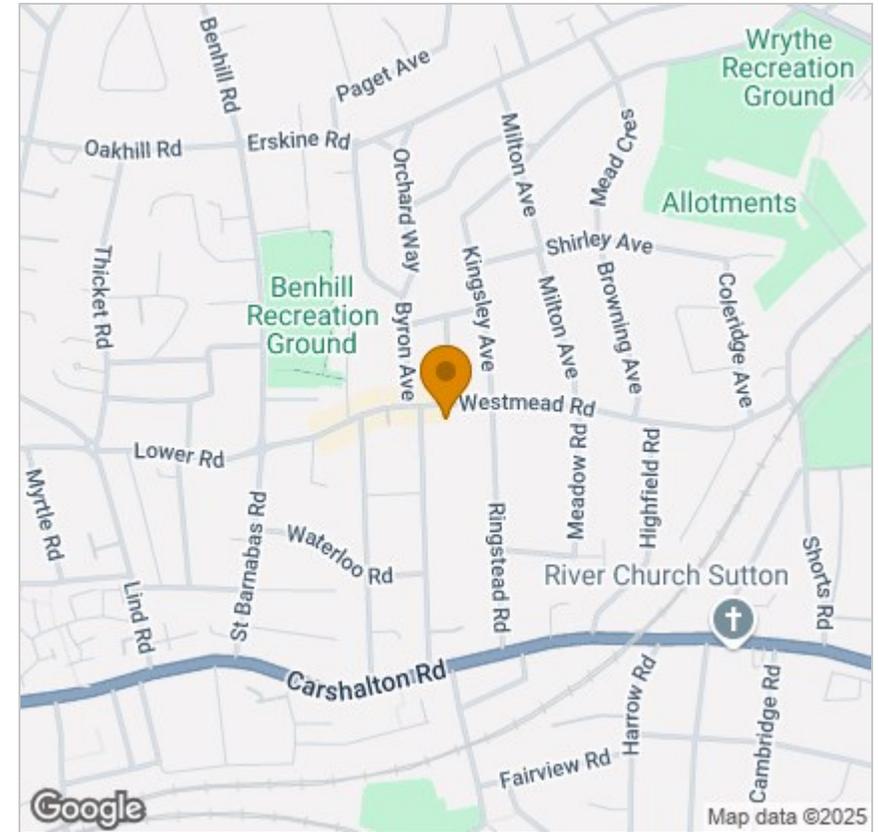
Floor Plan



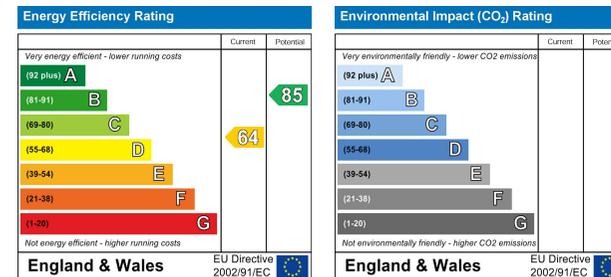
Viewing

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

Area Map



Energy Efficiency Graph



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