



Westmead Road  
Sutton, SM1 4JG  
Guide price £525,000



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GUIDE PRICE £525,000 - £550,000 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

Basement  
14'9 x 12'1p (4.50m x 3.68mp)

GROUND FLOOR

Hallway  
Living Room  
13'11 x 13'5 (4.24m x 4.09m)  
Dining Room  
13'5 x 12' (4.09m x 3.66m)

Kitchen  
14'3 x 9'7 (4.34m x 2.92m)

Cloakroom  
5'6 x 3'3 (1.68m x 0.99m)

FIRST FLOOR

Landing  
Bedroom  
13'5 x 12'1 (4.09m x 3.68m)

En-Suite  
5'7 x 5'6 (1.70m x 1.68m)

Bedroom  
12'1 x 10'4 (3.68m x 3.15m)

Bedroom  
9'6 x 6'11 (2.90m x 2.11m)

Bathroom  
6'6 x 5'11 (1.98m x 1.80m)

SECOND FLOOR

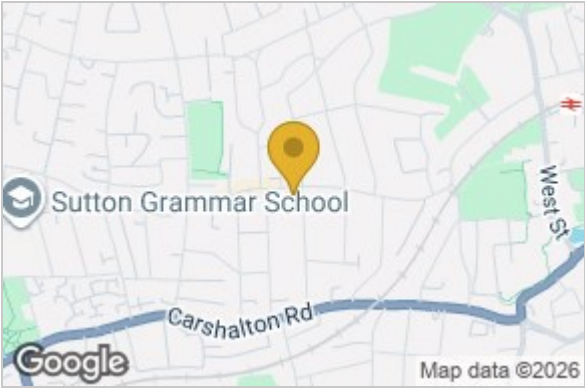
Bedroom  
20'1 x 13'5 maximum (6.12m x 4.09m maximum)

OUTSIDE

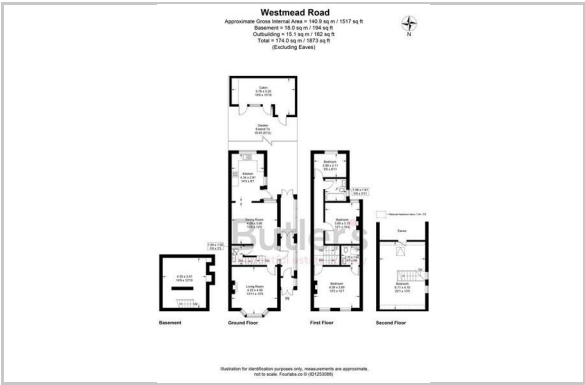
Driveway  
Rear Garden

Summer House/Cabin  
19' x 10'10 (5.79m x 3.30m )

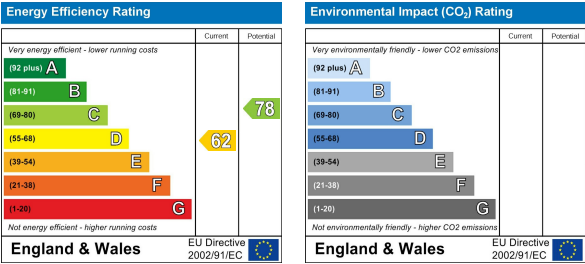
Area Map



Floor Plan



Energy Efficiency Graph



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