

Westmead Road Sutton, Surrey SM1 4JW

Handsome Victorian House, great residential location, walking distance of both Carshalton/Sutton main line stations, bus routes to underground connections, Sutton town centre, popular schools, coffee shops and all local amenities. The property offers versatile accommodation as follows; Lounge, dining room, kitchen/breakfast, W.C., tanked cellar, three double bedrooms, family bathroom, separate W.C. rear garden, off street parking to the front of the property, gas heating system, double glazing.

Asking Price £500,000 - Freehold



PORCH

Ornamental covered porch leading to:

FRONT DOOR

Double glazed front door giving access through to:

ENTRANCE HALL

Coving to ceiling. Understairs door leading to the cellar. Radiator. Stairs to the first floor.

FRONT RECEPTION

4.78m x 3.76m (15'8 x 12'4)

Measured into the bay. Front aspect double glazed bay window. Picture rail. Feature fireplace with gas coal effect fire. Ornamental arch through to:

DINING AREA

3.84m x 3.18m (12'7 x 10'5)

Rear aspect double glazed french style doors to the garden. Coving to ceiling. Picture rail. Radiator.

KITCHEN/BREAKFAST ROOM

6.78m x 3.15m (22'3 x 10'4)

BREAKFAST AREA

2 x side aspect double glazed windows. Fully tiled floor straight through to:

KITCHEN AREA

Rear aspect double glazed window. Side aspect double glazed doors. 1 1/2 bowl sink unit. Range of wall and base units. Inset gas hob with extractor above. High level double oven. Recess and plumbing for washing machine. Further recess for free standing fridge freezer. Dresser unit. Part tiled walls and fully tiled floor.

WC

Low level WC. Wall mounted wash hand basin.

CELLAR

Wooden staircase leading down to sectioned cellar which is dry and has been tanked. Power and light.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard and loft access.

MASTER BEDROOM

5.11m x 5.03m (16'9 x 16'6)

Front aspect double glazed bay window. Coving to ceiling. Radiator.

BEDROOM TWO

3.94m x 3.18m (12'11 x 10'5)

Rear aspect double glazed window. Coving to ceiling. Radiator.

BEDROOM THREE

3.15m x 3.05m (10'4 x 10'0)

Rear aspect double glazed window. Coving to ceiling. Radiator.

BATHROOM

2.03m x 1.55m (6'8 x 5'1)

Side aspect double glazed window. Panel enclosed bath with mixer and shower attachment. Pedestal wash hand basin. Bidet. Part tiled walls.

SEPARATE WC

1.07m x 0.86m (3'6 x 2'10)

Side aspect double glazed window. Low level WC.

OUTSIDE

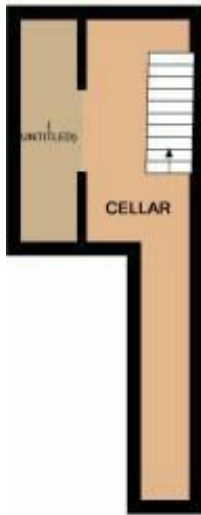
FRONT

The front of the property is paved providing off street parking for two vehicles.

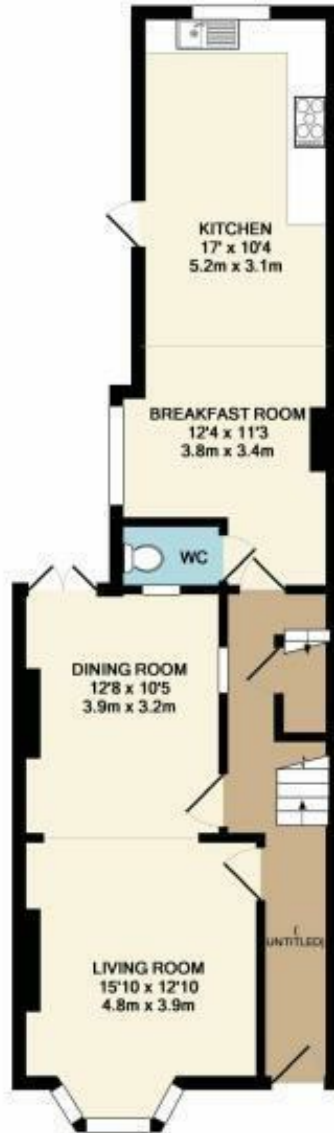
REAR GARDEN

The rear garden is laid predominantly to lawn. There is a patio area. Garden shed/storage.





BASEMENT LEVEL
APPROX. FLOOR
AREA 154 SQ. FT.
(14.3 SQ. M.)



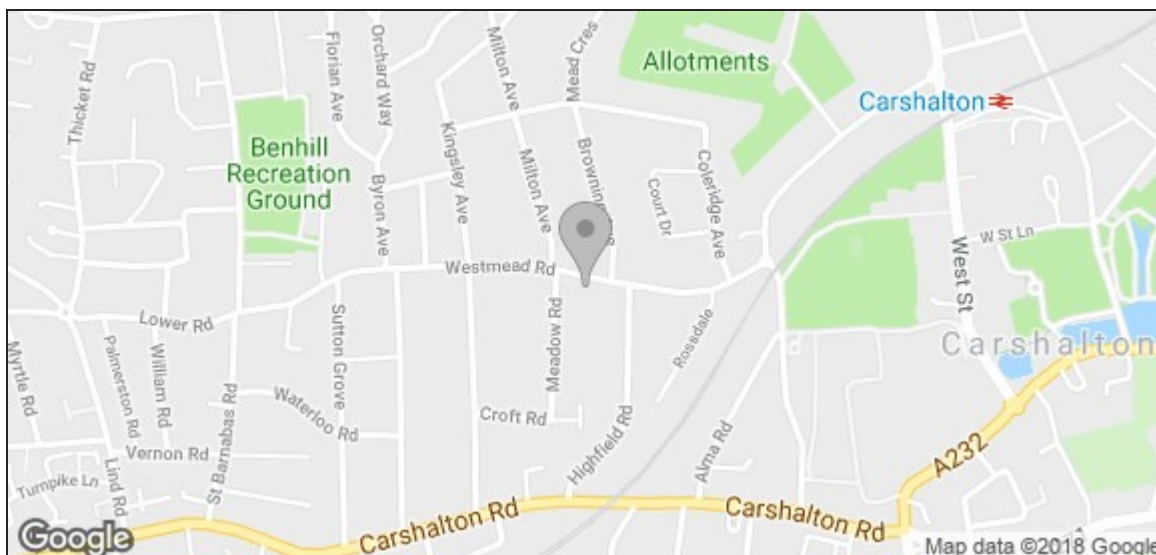
GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ. FT.
(66.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ. FT.
(55.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1462 SQ. FT. (135.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			40
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			