



Westminster Road, Sutton, Surrey, SM1 3NJ
Offers in Excess of £400,000

A very well presented and extended two double bedroom end of terrace property with off road parking for two vehicles. The property benefits from generous living accommodation, including a spacious conservatory and is ideally located close to local schools, shops and transport links.





***West Facing Rear Garden *Upstairs WC
*Popular Location
*No Chain**

Front Door to:

Entrance Hall

Living Room - 13' 4" x 11' 10" (4.06m x 3.60m)

Kitchen - 10' 3" x 8' 0" (3.12m x 2.44m)

Doors to:

Conservatory - 14' 11" x 11' 4" (4.54m x 3.45m)
Doors to garden.



Stairs to First Floor Landing

Bedroom One - 14' 7" x 11' 9" (4.44m x 3.58m)

Bedroom Two - 12' 1" x 9' 6" (3.68m x 2.89m)

Separate WC

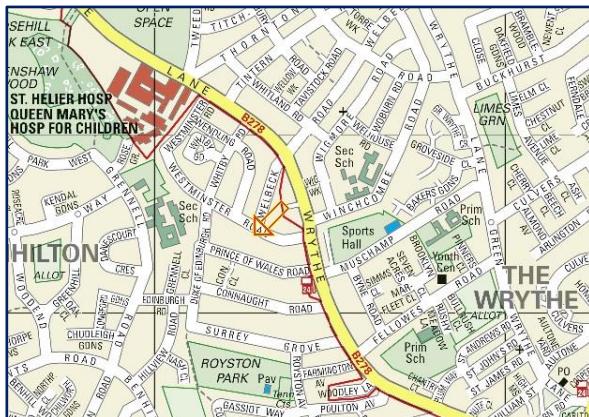
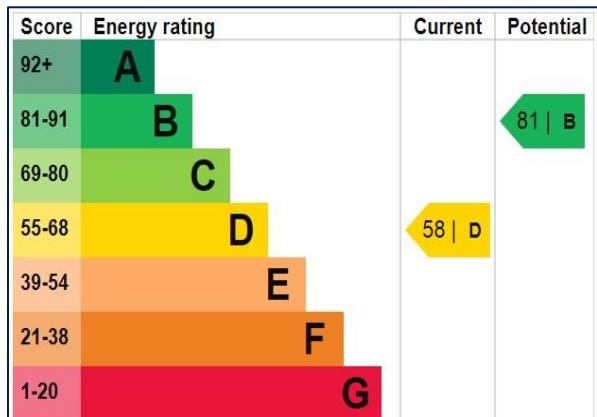
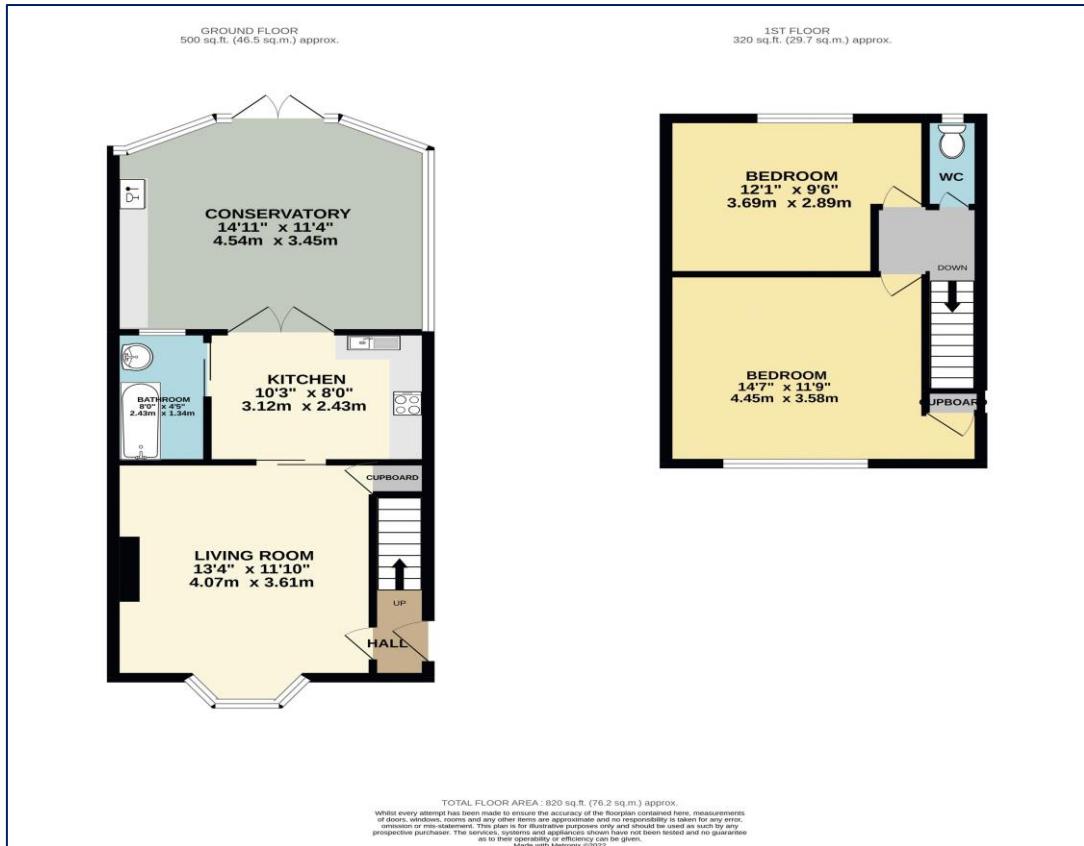
Outside

West facing rear garden.

To Front

Driveway for Off Road Parking





Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Freehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained.