



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.

Bathroom - 8' 0" x 4' 5" (2.44m x 1.35m)

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

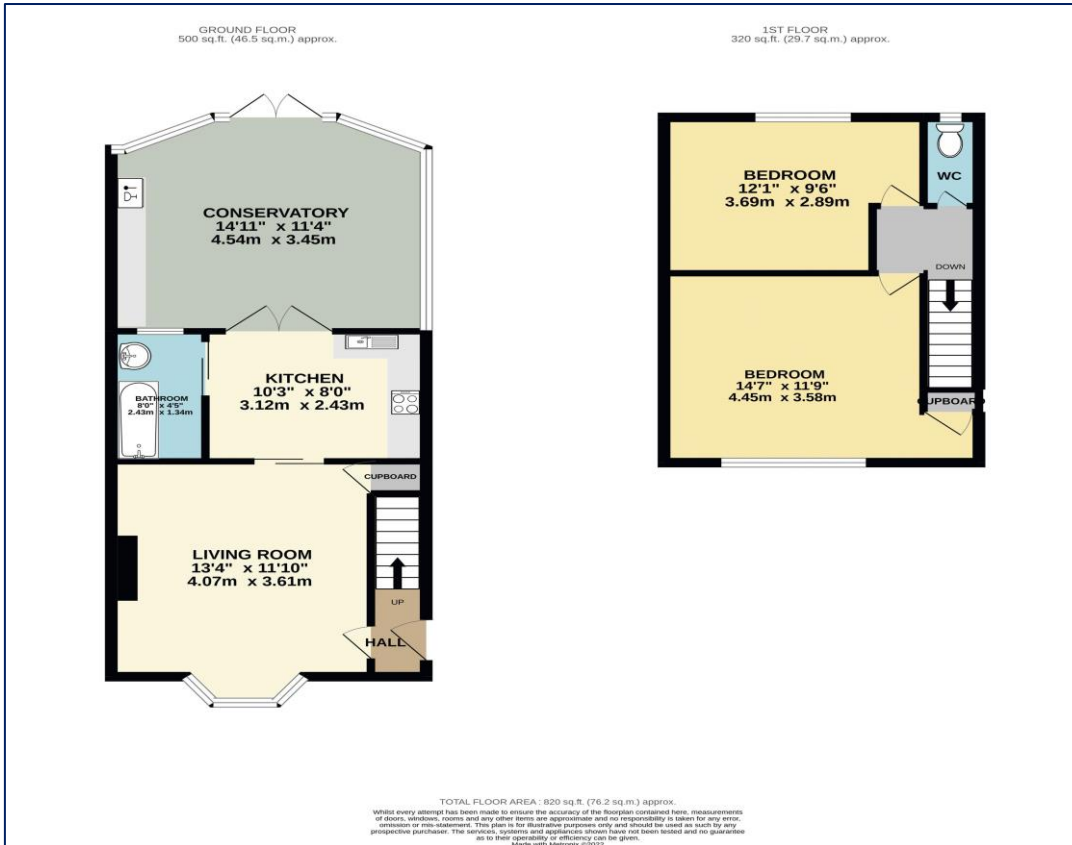
Outside

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

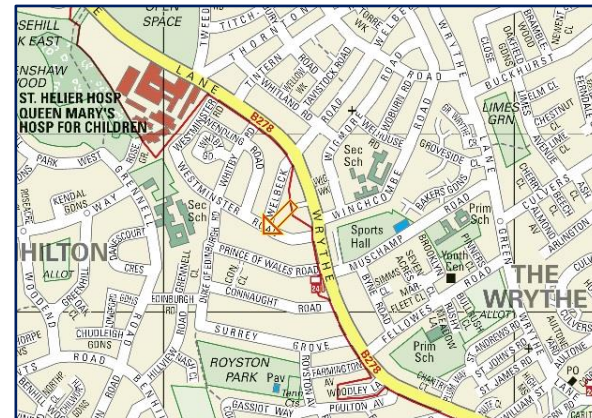


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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