



**A beautifully presented and spacious four bedroom Edwardian semi detached property, providing extensive accommodation over three floors and is ideally located within walking distance of Sutton town centre, as well as local schools and excellent transport links.**



**\*Modern Kitchen \*Two Large Reception Rooms  
\*South Facing Rear Garden  
\*Driveway For Off Road Parking**

**Partly Glazed Front Door to:**

**Entrance Hall**

Single panelled radiator, stripped wood flooring, under stairs storage cupboard.

**Lounge - 12' 0" max x 11' 10" to bay (3.65m x 3.60m)**

Double glazed sash windows, radiator, stripped wood flooring, original coved ceiling, archway to:

**Dining Room - 12' 3" x 9' 7" (3.73m x 2.92m)**

Double glazed sash windows, feature fireplace, radiator, stripped wood flooring.

**Luxury Kitchen - 11' 4" x 9' 6" (3.45m x 2.89m)**

Sink unit with cupboards and drawers below, hardwood worktops with cupboards and drawers below, matching eye level cupboards, integrated dishwasher, built-in oven, hob and extractor above, tiled flooring, part tiled walls, double glazed sash windows.

**Utility Room**

Plumbing for washing machine, double glazed window, tiled flooring, door to rear garden.

**Downstairs Shower Room**

Fully tiled shower cubicle with wall mounted shower unit, low level WC, contemporary wash hand basin, chrome towel radiator, double glazed window, tiled walls and flooring.

### Stairs to First Floor Landing

#### Bedroom One - 16' 0" x 11' 9" (4.87m x 3.58m)

Double glazed sash windows with window shutters, radiator.

#### Bedroom Three - 12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed sash windows, radiator.

#### Luxury Bathroom

Panel enclosed bath, large shower cubicle with wall mounted unit, wash hand basin, low level WC, cupboard housing boiler, chrome towel radiator, fully tiled walls and flooring, double glazed sash windows.

### Stairs to Second Floor Landing

Double glazed window.

#### Bedroom Four - 11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window, radiator.

#### Bedroom Two - 15' 7" max x 11' 8" max (4.75m x 3.55m)

Velux windows, radiator, eaves storage cupboards.

#### Outside

South facing rear garden extending to approx. 70ft with large paved patio area to front and side, level lawn with flower borders and beds, mature trees and shrubs, garden shed, side access.

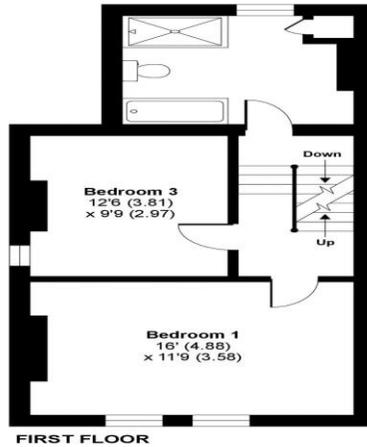
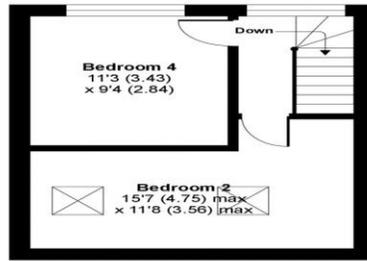
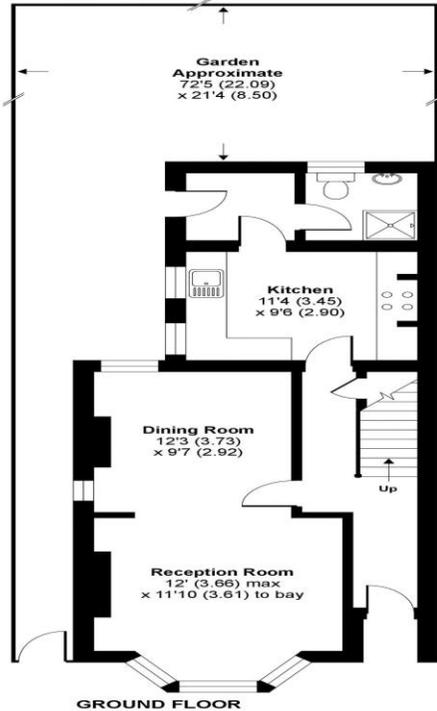
#### Driveway for Off Road Parking



## Westmead Road, Sutton, SM1

Approximate Area = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 735699

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



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**



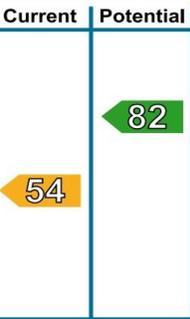
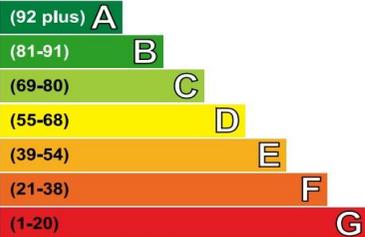
**admin@cromwellscarshalton.com**



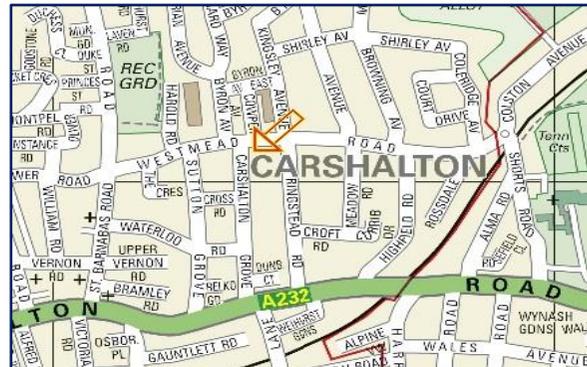
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### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



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