



Westfield Road, Sutton, SM1 2LA

£535,000

A completely refurbished and extended four bedroom family home situated within easy walking distance to Cheam and West Sutton main line railway stations

Open Plan Ground Floor · Convenient Location ·
Four Bedrooms · Two Bathrooms

Front Door to

Entrance Hall

Wood effect flooring, radiator

Open Plan Lounge/Diner/Kitchen - 34' 10" x 14' 7" (10.61m x 4.44m)

Lounge and Dining Area: Double glazed window to front aspect, radiator below, understair cupboard, feature radiator, wood effect flooring.

Kitchen Area: Granite worksurfaces with drawers and cupboards below, matching eye level cupboards, built in oven with four ring hob inset and extractor fan above, built in fridge freezer, plumbing for dishwasher, double glazed window and door and double doors to rear aspect.

Utility Area: Range of worksurfaces with cupboards and drawers below and above, single bowl sink unit



Stairs to

First Floor Landing

Double glazed window to side aspect

Bedroom 1 - 12' 0" x 9' 9" (3.65m x 2.97m)

Double glazed window to front aspect, radiator below, power points

Bedroom 2 - 11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed window to rear aspect, radiator below, power points

Bedroom 3 - 6' 5" x 5' 5" (1.95m x 1.65m)

Double glazed window to front aspect, radiator, power points

Family Bathroom

White suite comprising of panel enclosed bath with shower attachment and screen, vanity unit with hand wash basin, low level wc, part tiled walls, obscure double glazed window to rear aspect

Stairs to

Second Floor Landing

Double glazed window to side aspect.

Bedroom 4 - 16' 10" x 9' 6" (5.13m x 2.89m)

Double glazed window to rear aspect, radiator below, eaves cupboard, power points, door to:

En suite shower room

Fully enclosed shower cubicle with power shower, vanity unit with hand wash basin, low level wc, radiator, part tiled walls, obscure double glazed window to rear aspect.

Outside

Front

Block paved driveway provides off road parking for two vehicles

Rear Garden

Mainly laid to lawn with patio area, extending to approximately 30 feet



Council Tax - D
Tenure - Freehold

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