



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

54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.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



