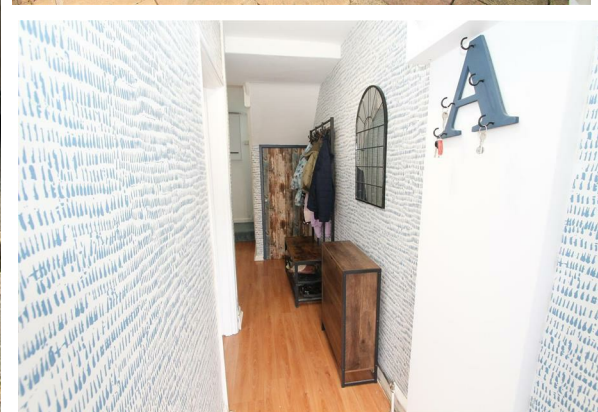




32 Welbeck Road, Sutton, SM1 3NW



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Guide price £425,000

Cromwells
ESTATE AGENTS



32 Welbeck Road

Sutton, SM1 3NW

Guide price £425,000

Cromwells Wallington are delighted to offer this well presented two bedroom terraced home, with off street parking and ideal for those who are looking for something ready to move straight into. The accommodation consists of a spacious reception room, a well equipped kitchen and conservatory with dining area, two double bedrooms and a modern shower room. The rear garden is a good size with a lawn and patio area, providing the perfect place to relax and socialise with friends and family.

Welbeck Road is well situated for bus links serving Morden, Sutton, Croydon, Wallington and Carshalton, local shops and a range of good schools.

Accommodation

Sheltered entrance, front door into

Entrance Hall

Understairs storage cupboard, laminate flooring.

Living Room

Radiator, laminate flooring, feature fireplace, double glazed window to front aspect.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with with chrome taps, space for cooker, slimline dishwasher, tiled splashback, tiled flooring, door into....

Conservatory

Double glazed conservatory currently used as a dining area, space for fridge freezer, washing machine, vinyl flooring,





door opening out to garden.

Stairs to 1st floor landing
Loft access, fitted carpet

Bedroom One
Radiators, laminate flooring double glazed windows to front aspect

Bedroom Two
Radiator, laminate flooring, double glazed window to rear aspect

Bathroom
Corner shower cubicle with sliding door, thermostatic shower, WC, vanity wash handbasin with chrome mixer tap and storage below, part tiled walls, vinyl flooring, heated towel rail, double glazed window to rear aspect.

Outside

To the front
Paved driveway with off street parking for one car

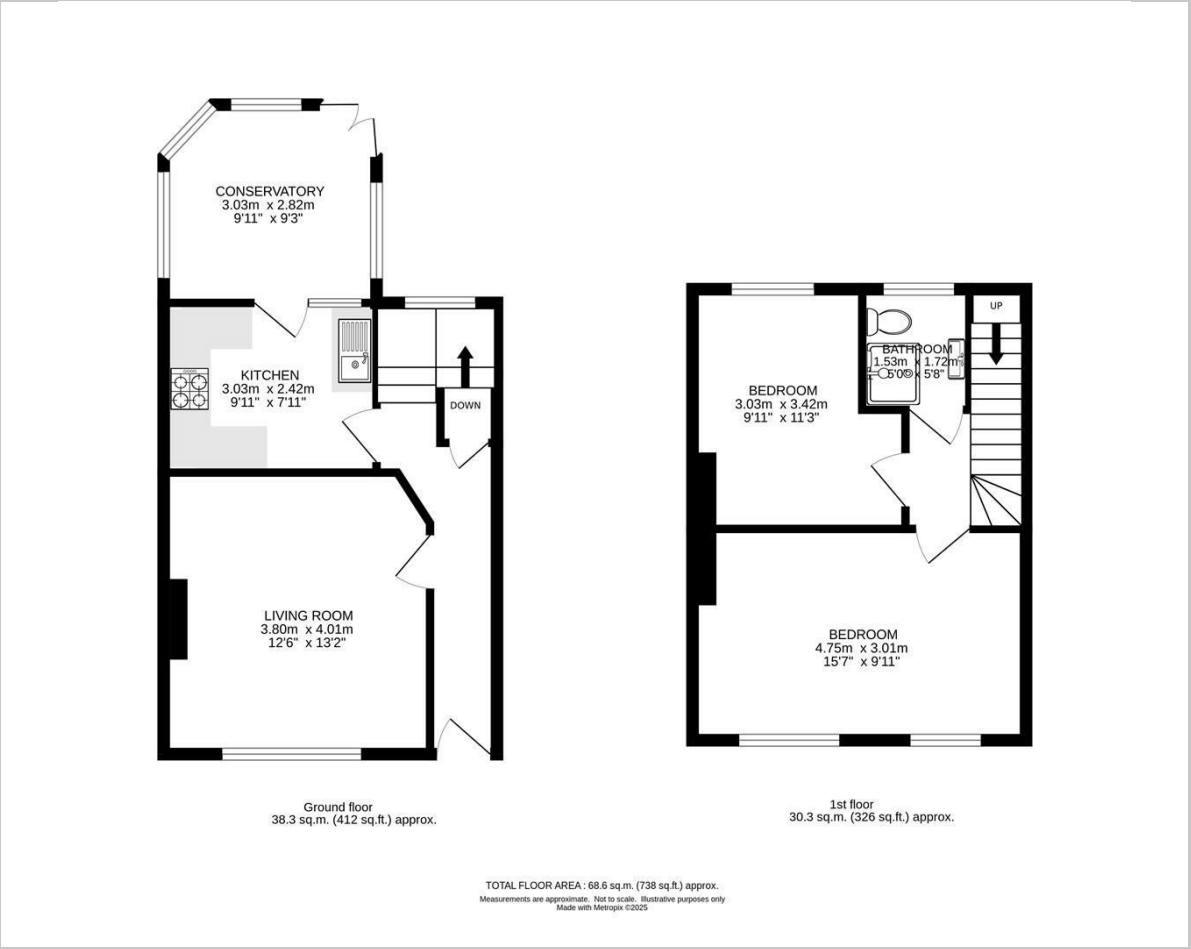
Rear Garden
Two paved patio areas, lawn section, garden shed, outside tap.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan

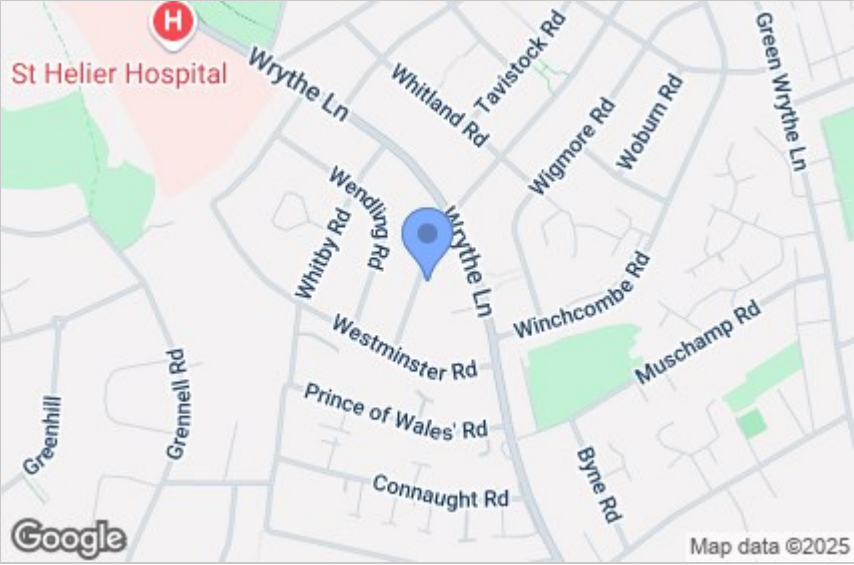


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

