



166 Westminster Road, Sutton, SM1 3NH

£425,000

**WH WATSON HOMES**  
Estate Agents

## 166 Westminster Road, Sutton, SM1 3NH

This attractive three-bedroom mid-terrace residence is situated in a convenient location just a brief stroll from local amenities and transportation hubs. Its proximity to St Helier Hospital and esteemed schools such as Greenshaw High School and Carshalton Boys Sports College adds to its appeal. Recently renovated, the property boasts new carpets and laminate flooring throughout, providing a fresh and modern feel. Ideal for family living, comprising of lounge, a well-appointed kitchen, a ground floor bathroom with a separate WC, two spacious double bedrooms one of which features an en-suite shower room, and an additional single bedroom. Outside, there's a secluded rear garden, while off-street parking is available at the front. Offered with NO ONWARD CHAIN.

### Accommodation

UPVC double glazed front door to Entrance Vestibule  
Radiator, door to...

### Lounge

UPVC double glazed window to front aspect, feature decorative fireplace, radiator large walk-in storage cupboard (this cupboard has been removed by owners of other properties freeing up more space in the lounge). Door to,

### Inner Hallway

Wall mounted cupboard housing electric meter and fuse board, under stairs cupboard housing gas meter, further large storage cupboard, radiator. UPVC double glazed door garden.

### Kitchen.

Work surfaces with country style drawers and cupboards below, matching wall units, 1.5 bowl stainless steel sink with modern chrome mixer tap, built-in gas hob with oven below and cooker hood above, space and plumbing for washing machine, further space for undercounter appliance, space for tall standing fridge/freezer, tiled walls, wall mounted gas central heating combination boiler, UPVC double glazed window to rear aspect, radiator.

### Bathroom

White suite comprising panel enclosed bathroom with Victorian style chrome mixer tap and shower attachment, wash hand basin with cupboards below, Metro style tiled wall, laminate flooring, radiator, UPVC double glazed window to side aspect.

### Separate WC

Low-level WC with push button flush, wall light.

### Stairs to 1st floor landing

### Bedroom one

UPVC double glazed window to rear aspect, radiator, door to...

### Ensuite Shower Room

Tiled shower enclosure with electric power shower and concertina door, wash hand basin with cupboard below, low-level WC with push button flush, tiled walls.

### Bedroom two

UPVC double glazed window to front aspect, double panel radiator.

### Bedroom three

UPVC double glazed window to front aspect, radiator.

### Garden

Approximately 65 foot in length mainly laid to lawn with patio area and further hardstanding patio area to rear, fence enclosed.













## Floor Plan



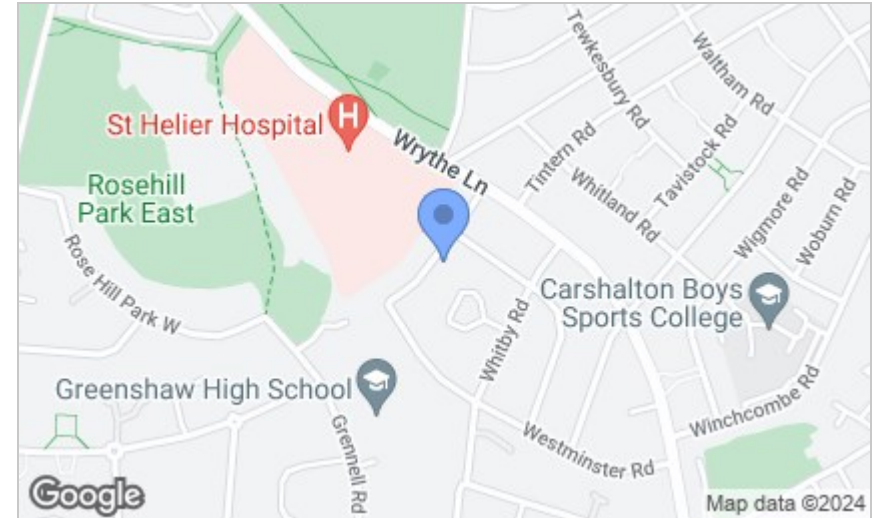
## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

