

Butler's
thoughtful estate agency

Westbourne Avenue
Sutton, SM3 9ED
Guide price £300,000



Westbourne Avenue, Cheam, Sutton, SM3 9ED

GUIDE PRICE £300,000 - £325,000 Few apartments come to market that offer as much as Westbourne Court. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms have elevated views as you are on the second floor, with light flooding in through the large windows. So, what about the rest of the property? Well, you'll certainly not be disappointed with the lovely modern kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace - which even has lots of space for your large wardrobes. The second bedroom is also a fantastic size and one which is perfect for your kids or friends when they stay and is certainly big enough for you to also set up your home office in, which is invaluable in this day and age. All the rooms are then served by a family bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the landscaped gardens wrap around the building, but the property features another big bonus - residents permit parking - super convenient and a real time saver! Location wise, the property is situated in Cheam Park Farm, being only a stone's throw from multiple train stations and Morden tube, so perfect for commuters. Fabulous schooling and amenities are also close by, with Cheam, Sutton, & Morden only a few minutes drive, offering a large selection of shopping and restaurants.



SECOND FLOOR

Hallway

Living/Dining Room
18'1 x 12'5 (5.51m x 3.78m)

Kitchen
11'11 x 7' (3.63m x 2.13m)

Bedroom
18'1 x 12'5 (5.51m x 3.78m)

Bedroom
13'1 x 12'4 maximum (3.99m x 3.76m maximum)

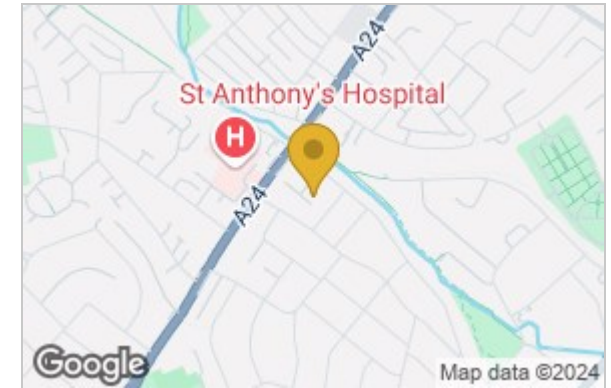
Bathroom
8'8 x 5' (2.64m x 1.52m)

OUTSIDE

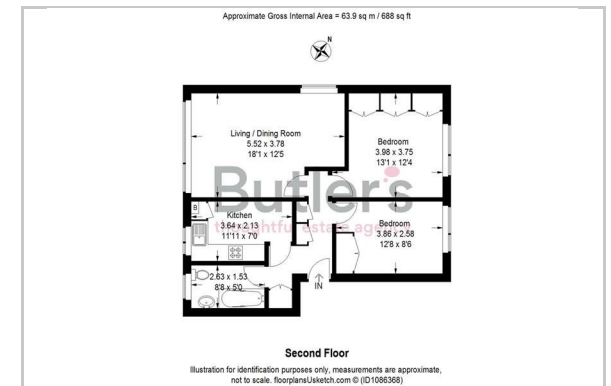
Communal Grounds

Residents Permit Parking

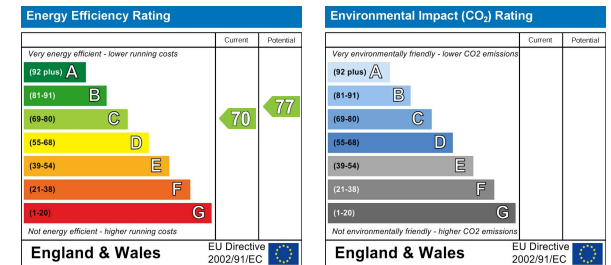
Area Map



Floor Plan



Energy Efficiency Graph



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