newkeys4me

Estate Agents

74 Westminster Road

Sutton, SM1 3NL

Asking price £425,000

A much-loved and well-maintained family home, ideally situated in a quiet yet convenient location with easy access to both Sutton town centre and Carshalton Village. The property is also within the catchment area for several outstanding state and grammar schools.

Inside, the home features a bright, front-facing living room with a charming feature fireplace and tiled hearth. The modern kitchen flows seamlessly into a spacious conservatory/garden room, complete with central heating and direct access to the rear garden via a newly decked terrace—perfect for entertaining or relaxing year-round.

Upstairs, the first-floor landing (with loft access) leads to a generous full-width master bedroom and a sizeable second double bedroom. The contemporary bathroom suite is finished in crisp white, complemented by an obscure-glazed window and a mains-powered shower.

Outside, the beautifully established rear garden boasts a variety of seasonal plants and flowers, along with a practical storage shed. To the front, a block-paved driveway provides convenient off-street parking.

- Good condition thorughout
- Updated combination boiler
- Lamimate wood flooring
- Fully double glazed throughout
- Lovely conservatory / garden room
- Open plan fitted kitchen
- Bright front aspect living room
- Two large double bedrooms
- Off street parking
- Convenient and sought after location

Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490
if you wish to arrange a viewing appointment for this property or require further information

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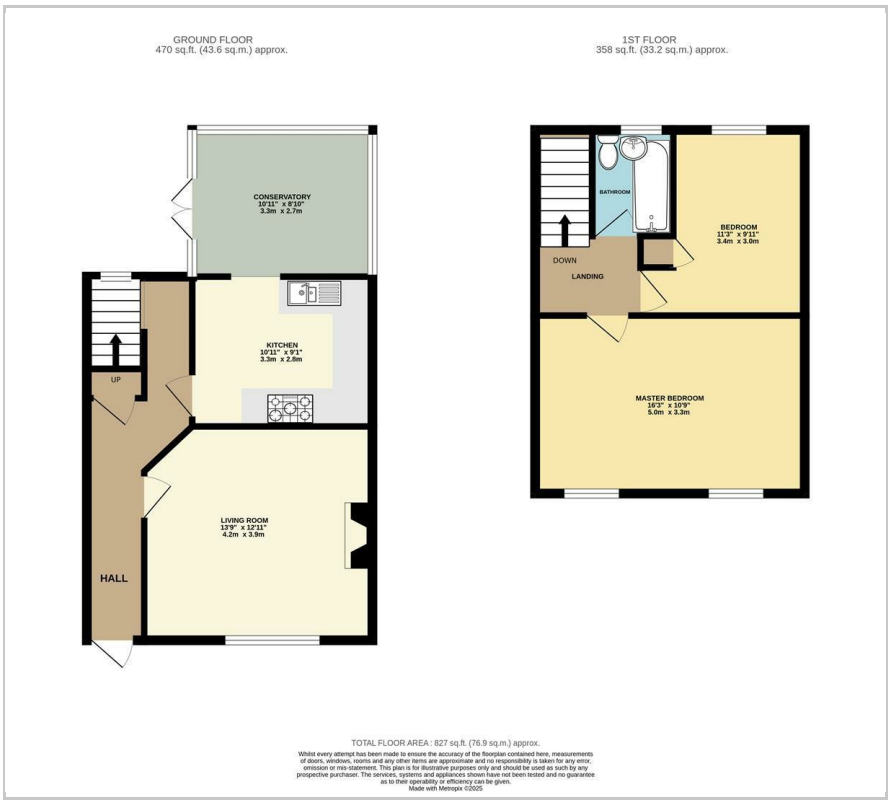
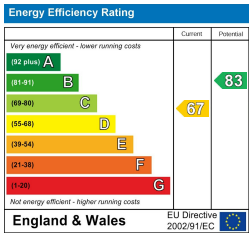
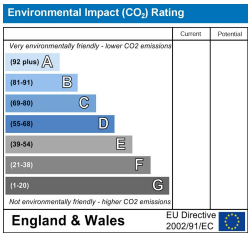
Floor Plan

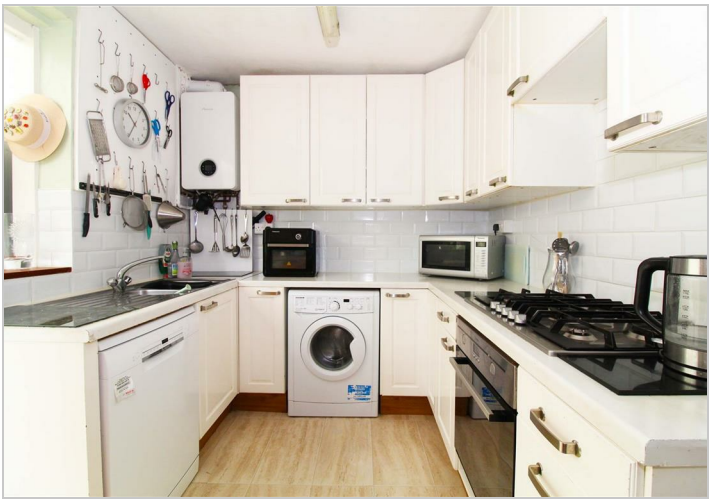


Area Map

Energy Efficiency Graph







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