



**Westfield Road, Cheam Sutton SM1 2LA**





**welcome to**  
**Westfield Road, Cheam Sutton**

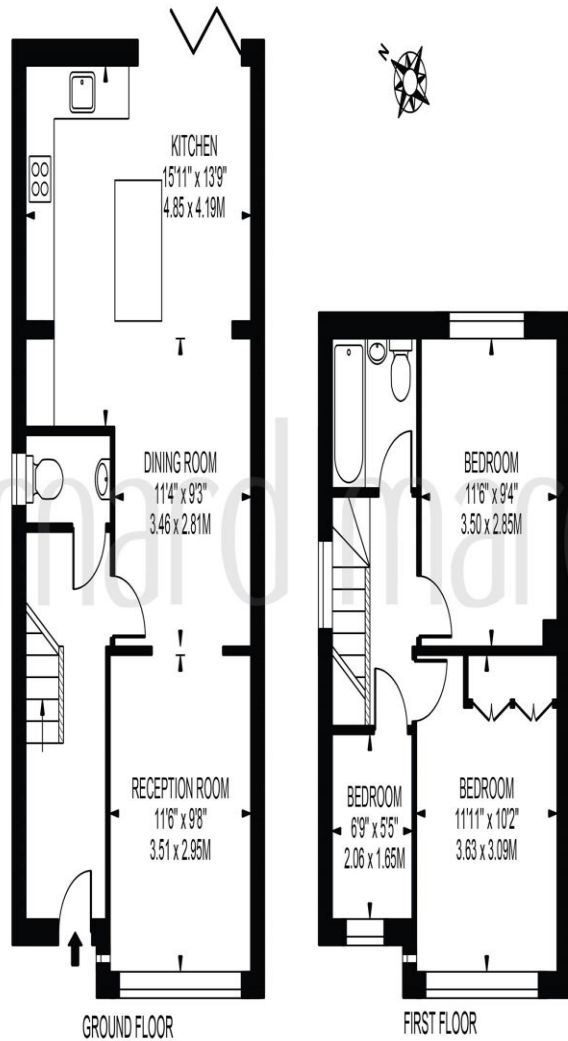
This property has been renovated and cared for by the current owners, giving the new owners peace of mind when moving in. Features include a spacious entrance hall and an open plan living/dining space perfect for dining and entertaining. The kitchen is beautifully presented, with an island giving you plenty of workspace and a modern finish.

There are bi-folding doors out to the garden which benefits a decking area and lawn ideal for family living. On the first floor, there are three bedrooms and a family bathroom. Additional features include a downstairs W/C and a driveway for multiple cars. Westfield Road has the additional benefit of falling into the catchment for Cheam high school and other outstanding local schools, viewings are highly advised to truly appreciate the size, style and overall feel of this wonderful property.



# WESTFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 881 SQ FT - 81.84 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Westfield Road, Cheam Sutton

- Three bedrooms
- End of terrace
- Large rear garden with a decked area
- Immaculately presented
- Open plan

Tenure: Freehold EPC Rating: C

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT109564](https://barnardmarcus.co.uk/Property/SUT109564)



Property Ref:  
SUT109564 - 0003

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