



Westmead Road, Sutton SM1 4JG

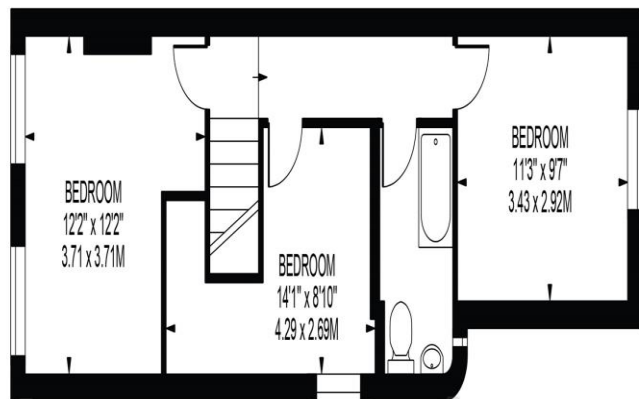
welcome to
Westmead Road, Sutton

A spacious three bedroom semi-detached house period property. This property benefits from spacious accommodation throughout comprising of two reception rooms, separate kitchen leading onto further room, downstairs shower room and conservatory, whilst upstairs there are three double bedrooms and family bathroom. Externally there is a garden to the rear and hardstanding at the front. This family home is well located on the edge of the popular 'Poets estate' and within close proximity of various local amenities and is equidistant between Sutton High Street and Carshalton Village. The local transport links include Sutton and Carshalton Train Stations, Morden tube and various bus routes whilst there are some fantastic schools including Sutton Grammar School.

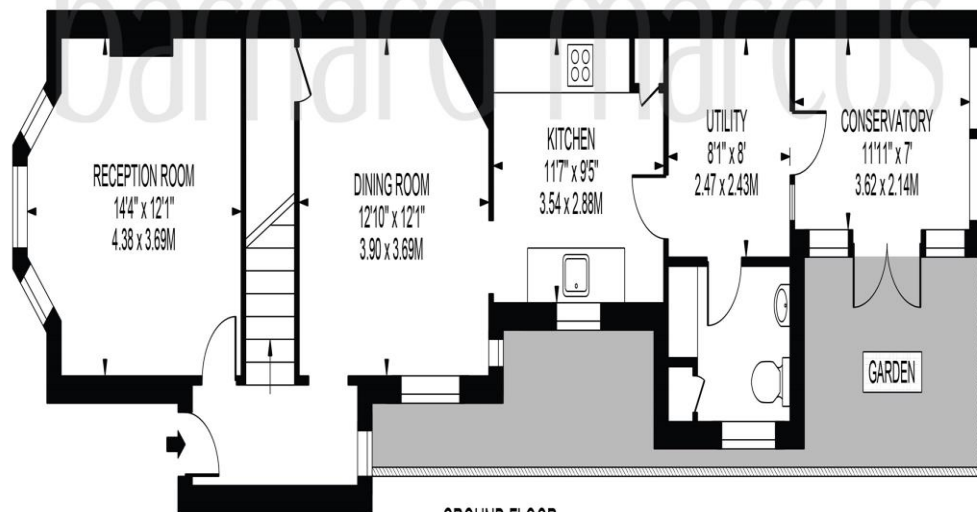


WESTMEAD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1183 SQ FT - 109.89 SQ M



FIRST FLOOR



GROUND FLOOR

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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 Westmead Road, Sutton

- Semi Detached
- Conservatory
- Three Double Bedrooms
- Great Transport Links
- Fantastic Schools Nearby

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110207



Property Ref:
SUT110207 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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