



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  2x 

**Westmead Road,  
Sutton, Surrey, SM1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Characterful Victorian home
- Downstairs cloakroom & beautifully landscaped garden
- Conveniently located close to shops, restaurants and amenities
- Sutton Town Centre & Carshalton Ponds are only a short walk away
- Close proximity to excellent schools

## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge: 13'3 x 13'1 (4.04m x 3.99m)

Dining Room: 13'3 x 11'3 (4.04m x 3.43m)

Kitchen: 10'3 x 7'6 (3.13m x 2.29m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 10'9 (4.12m x 3.28m)

Bedroom 2: 11'1 x 9'3 (3.38m x 2.82m)

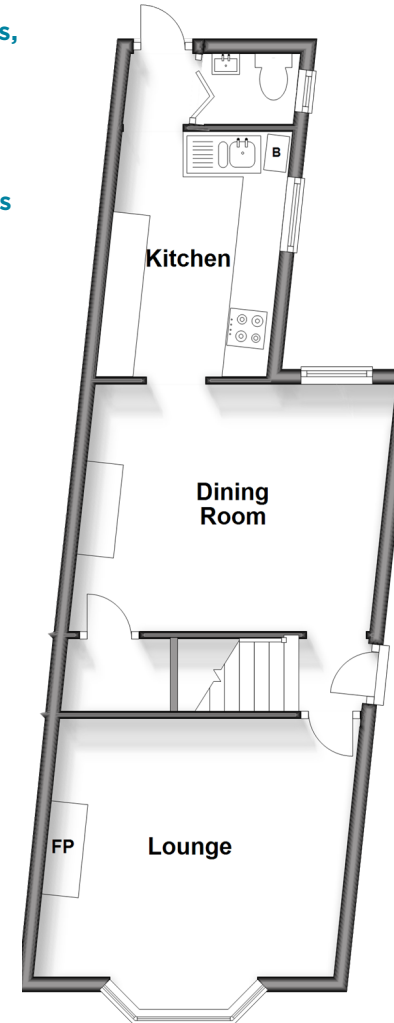
Bathroom

### OUTSIDE

Rear Garden

### Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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