



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

RICS

The Property Ombudsman

CHRISTIES

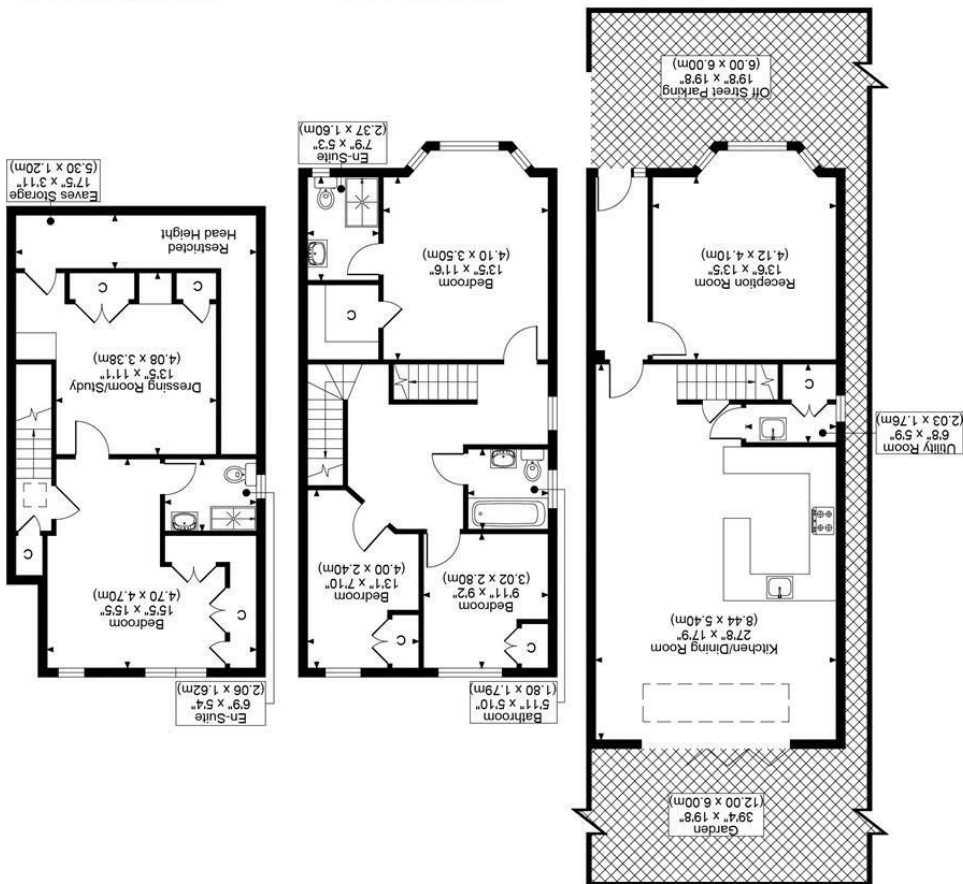
optica
MEDA
optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



WESTERN ROAD, SUTTON SM1
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT/EAVES STORAGE 1981 SQ.FT (184 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT/EAVES STORAGE 1865 SQ.FT (173 SQ.M)



CHRISTIES



WESTERN ROAD, SUTTON SM1 2TF

GUIDE PRICE £800,000

SITUATED ON THE HIGHLY SOUGHT-AFTER WESTERN ROAD IN SUTTON, THIS ATTRACTIVE FOUR-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS GENEROUS LIVING ACCOMMODATION, MODERN CONVENIENCE, AND AN EXCELLENT LOCATION CLOSE TO A WIDE RANGE OF LOCAL AMENITIES.

THE PROPERTY FEATURES TWO SPACIOUS AND VERSATILE RECEPTION ROOMS, PROVIDING THE PERFECT SPACES FOR BOTH EVERYDAY FAMILY LIVING AND ENTERTAINING. THERE ARE FOUR WELL-PROPORTIONED BEDROOMS AND THREE WELL-APPOINTED BATHROOMS, MAKING THE HOME IDEALLY SUITED TO GROWING FAMILIES OR THOSE REQUIRING FLEXIBLE LIVING SPACE.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-ROAD PARKING FOR TWO VEHICLES, OFFERING BOTH CONVENIENCE AND PRACTICALITY.

IDEALLY POSITIONED WITHIN EASY REACH OF LOCAL SHOPS, WELL-REGARDED SCHOOLS, TRANSPORT LINKS AND LEISURE FACILITIES, THIS FANTASTIC HOME COMBINES SPACIOUS ACCOMMODATION WITH AN ENVIABLE LOCATION.

AN EXCELLENT OPPORTUNITY FOR FAMILIES LOOKING TO SECURE A SUBSTANTIAL HOME IN ONE OF SUTTON'S MOST DESIRABLE RESIDENTIAL ROADS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FOUR BEDROOMS
- 3 BATHROOMS
- CLOSE TO AMENITIES
- LOVELY CONDITION
- COUNCIL TAX BAND E
- EPC RATING B

