



Westfield Road, Sutton, SM1 2JY
£2,000 Per month



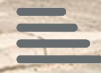
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PROPERTY SUMMARY

Positioned on the border of Cheam & Sutton, within a highly convenient & coveted close, this excellent home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, schools, transport links & open spaces - such as Cheam and Nonsuch Park?

Westfield Road will surpass your expectations, as it's just a short distance to either Cheam & Sutton, with you having outstanding schooling close by. West Sutton and Cheam stations also provide quick links into the City, so you can be from your sofa and into London in just under an hour.

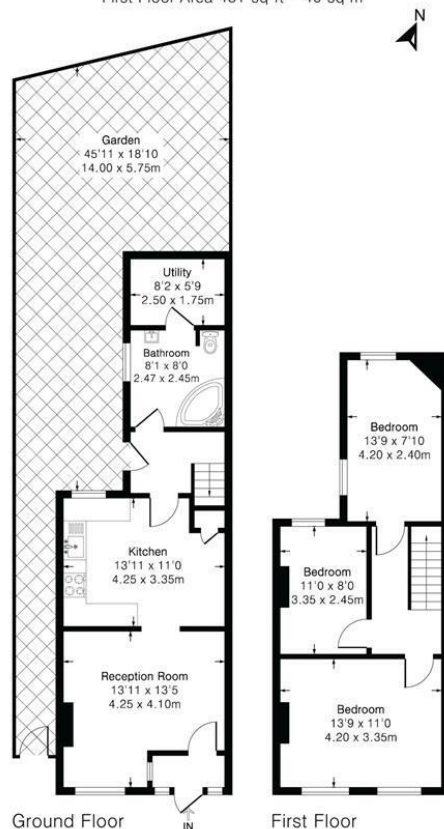
Ideally, internally the house is a blank canvas, with the current sellers having recently refreshed the property - such as redecorating and even re-rendering the exterior of the house - meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a very generous single. On the ground floor there is a lovely, flowing feel, so be prepared to be impressed. Due to the bay window and high ceilings, the light and airy lounge is great for cozy nights in, with get togethers and dinner parties also being a breeze, something you've probably been dreaming of for some time now. If we're on the money with the latter, the incredibly spacious kitchen/diner is the heart of the home, making it the perfect space for family spending time together. There is also a family bathroom and separate utility on the ground floor for maximum convenience.

Finishing off this wonderful home externally, there is low maintenance rear garden that could easily be lawned (please check out the AI image) with there also being a hard standing to the front. So be quick and don't let this fantastic house slip through your fingers!





Approximate Gross Internal Area 946 sq ft - 88 sq m
Ground Floor Area 515 sq ft - 48 sq m
First Floor Area 431 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,307

PROPERTY AVAILABLE DATE
30th September 2026

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements