

# Butler's

thoughtful estate agency



## Westminster Road Sutton, SM1 3NQ

GUIDE PRICE £325,000 - £375,000 Positioned in a highly convenient Sutton road, this excellent home is in need of modernisation but has so much to offer. Location wise, Westminster Road will surpass your expectations, as it's just a short stroll into the high street, with excellent schooling close by and Sutton Common station providing quick links into the City. Despite all of this, sitting in your generously proportioned level rear garden, it can be a tranquil space for you to enjoy a good book or have a few friends over. Inside, you'll appreciate the overall size and layout, with the house having the potential for you to place your own stamp on it, rather than inherit a style not suited to your own personal taste. The layout of the ground floor offers a huge amount of versatility with a lounge/diner, so space to incorporate a desk or dining table. That means you can keep productive in your own personal area to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the kitchen means you can cook up a storm in on what could be a great space to prepare meals. There is even potential to extend to the rear - subject to the relevant permissions. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room.

Guide price £325,000

# Westminster Road

Sutton, SM1 3NQ



• GUIDE PRICE £325,000 - £375,000

• No onward chain

• Level rear garden

• 2 Bedroom mid terrace house

• Good proportions throughout

• Potential to extend - subject to the relevant permissions

• In need of refurbishment

• Driveway to front

• Close to excellent schooling, transport & amenities

## GROUND FLOOR

Hallway

Living Room

13'3 x 12'5 (4.04m x 3.78m)

Kitchen

10'3 x 8' (3.12m x 2.44m)

Bathroom

5'9 x 4'11 (1.75m x 1.50m)

OUTSIDE

Driveway

Rear Garden

## FIRST FLOOR

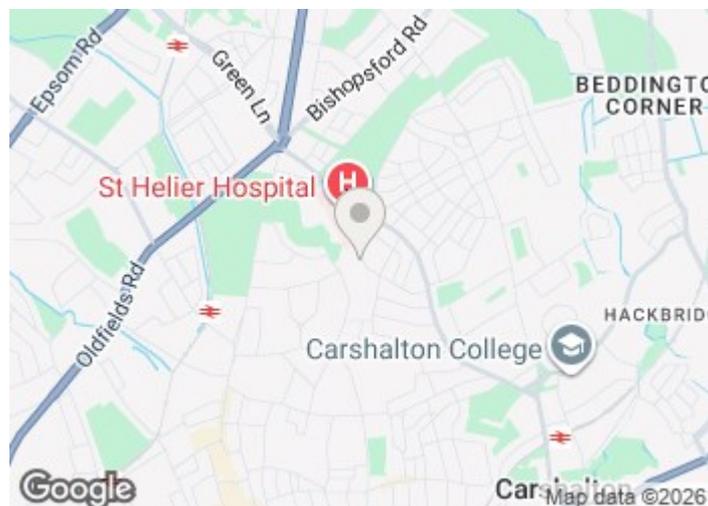
Landing

Bedroom

16'3 x 9'8 (4.95m x 2.95m)

Bedroom

11'5 x 10'4 maximum (3.48m x 3.15m maximum )



Directions



Floor Plan

**Westminster Road, 139**

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft  
(Excluding Shed)

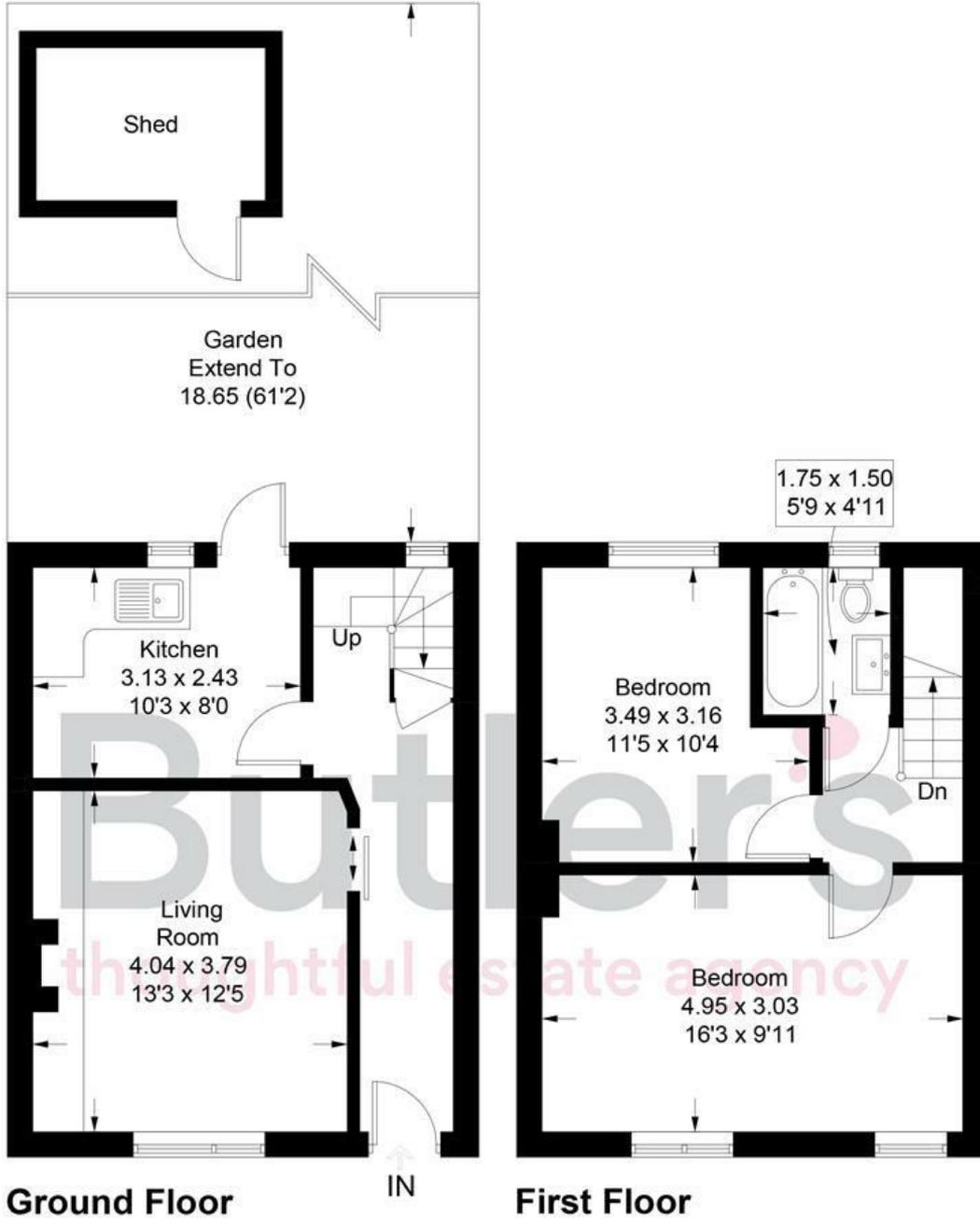


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