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RICS

The Property Ombudsman

CHRISTIES

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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.



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

