







28 Westmead Road, Sutton, SM1 4JW

4 1 2

Guide price £600,000

Cromwells
ESTATE AGENTS

28 Westmead Road, Sutton, SM1 4JW

Overview

Located on the borders of the charming "Poets Estate," this extended semi-detached house on Westmead Road in Sutton presents a wonderful opportunity for those seeking a spacious family home. With four well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The generous 100ft south-facing rear garden is a delightful feature, offering a private outdoor space that is ideal for gardening, play, or simply enjoying the sunshine.

While the property is in need of modernisation throughout, this presents a unique chance for buyers to personalise the space to their taste and create their dream home. Additionally, the house benefits from ample off-street parking for up to three vehicles, ensuring convenience for families and guests alike.

With no onward chain, this property is ready for a swift and straightforward purchase, making it an attractive option for those looking to settle in a desirable area. Whether you are a growing family or a savvy investor, this home on Westmead Road is a promising prospect that should not be missed.

For commuters, the location is particularly appealing, with excellent access to several nearby railway stations. Carshalton Station is approximately 0.3 miles away in a straight line and, according to the sellers, just an eight-minute walk from the property. Carshalton Beeches and Sutton stations are also within easy reach, situated approximately 0.7 miles and 0.9 miles away respectively.

If you are considering schooling, the wider London Borough of Sutton is especially well known for its selective education, with grammar schools including Sutton Grammar School, Wallington County Grammar School, Wallington High School for Girls, Wilson’s School and Nonsuch High School for Girls all within the borough, in addition to a wide selection of well-regarded primary and secondary schools locally.

28 Westmead Road, Sutton, SM1 4JW

Accommodation

Obscure glazed wooden doors to..
Entrance porch

Part glazed wooden front door to..

Entrance hall
Herringbone parquet flooring, double panel radiator, obscure glazed leaded light windows to front aspect, picture rail, under stairs storage cupboard, wall mounted thermostat.

Lounge
Glazed leaded light windows to front aspect, gas fireplace with solid surround, double panel radiator, herringbone parquet flooring, picture rail, coved ceiling and ceiling rose.

Dining room
UPVC double glazed windows and door to rear aspect, herringbone parquet flooring, double panel radiator, picture rail.

Kitchen/breakfast/utility area
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top works surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, double panel radiator, tiled flooring, UPVC double glazed window and sliding door to rear aspect.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome taps, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

Bedroom four/study
Glazed leaded light window to front aspect and obscure UPVC double glazed door to side, wood laminate flooring, double panel radiator.

Stairs to 1st floor landing
UPVC double glazed window to side aspect, picture rail, loft access.

Bedroom one
UPVC double glazed bay window to front aspect, picture rail, single panel radiator.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, picture rail, cupboard housing hot water tank.

Bedroom three
UPVC double glazed window to front aspect, picture rail, single panel radiator.

Bathroom
Comprising bathtub with mixer tap and shower attachment, pedestal wash hand basin with taps, low-level push button flush WC, single panel radiator, part tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden - approximately 100ft (South Facing)
Paved patio area leading to mature lawn section with shrubs bordering, two garden sheds, brick built barbecue, fence enclosed, gated side access, outside tap.

Front
Paved driveway providing off street parking with brick wall border.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete






CORN FLAKES
turntable mixing package

























Floor Plan



Area Map

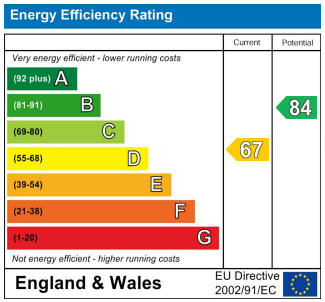
Property owned 1998, been empty for 3 years.

No chain, vacant.

Garage at the side was converted approx 2008.

Gas fire in living room.

Boiler in kitchen.



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells ESTATE AGENTS