Western Road, Sutton, SM1 2TF

£3,000 Per month

4 1 1

# PROPERTY SUMMARY

An attractively refurbished four-bedroom bungalow on Western Road, offering modern, comfortable living in a highly convenient Sutton location. The property has been upgraded throughout, with new plastering, flooring and insulation, creating a warm, efficient and contemporary home.

The accommodation includes a well-proportioned reception room ideal for relaxing or entertaining, a modern kitchen with stylish units and generous storage, and the added practicality of a utility room/cloakroom — a valuable feature for everyday convenience. The newly updated bathroom provides a fresh, modern finish.

The home is perfectly positioned within walking distance of West Sutton and Sutton Mainline stations, making it an excellent choice for commuters. It also sits within the catchment area for outstanding local schools, further enhancing its appeal for families.

A rare advantage so close to the town centre is the off-street parking for two vehicles, offering both ease and security. Residents will also enjoy superb access to local shops, restaurants, transport links and amenities.

This Western Road property presents a superb opportunity for families or professionals seeking a newly refurbished home with modern comforts, a practical layout and excellent connectivity in a sought-after Sutton setting.

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## Western Road

Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft

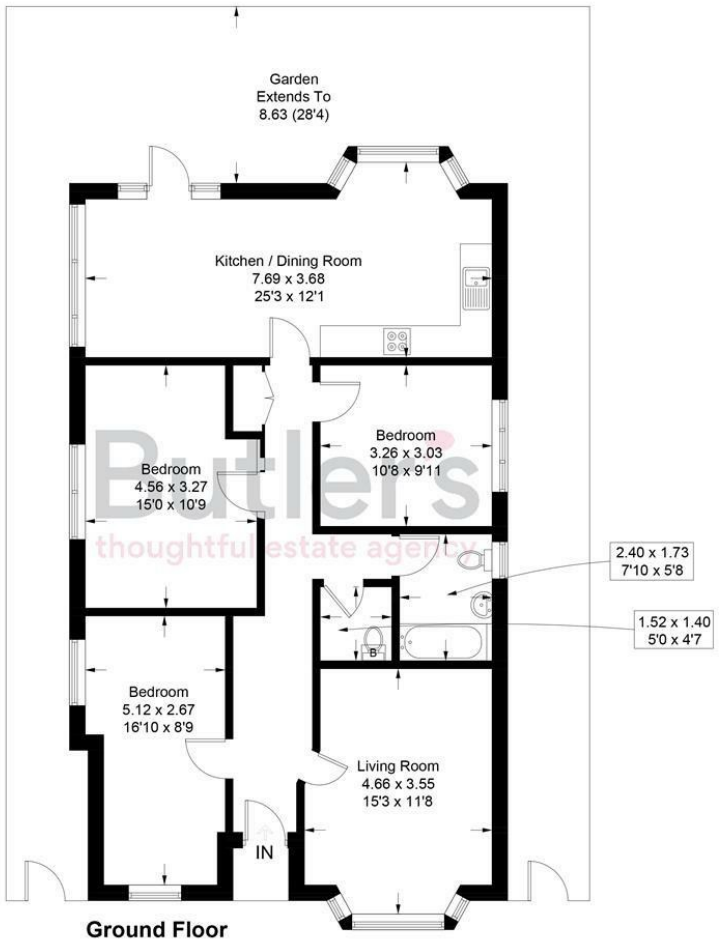


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338347)

**LOCAL AUTHORITY**
Sutton

**DEPOSIT REQUIRED**
£3,461

**PROPERTY AVAILABLE DATE**
9th October 2026

**COUNCIL TAX BAND**
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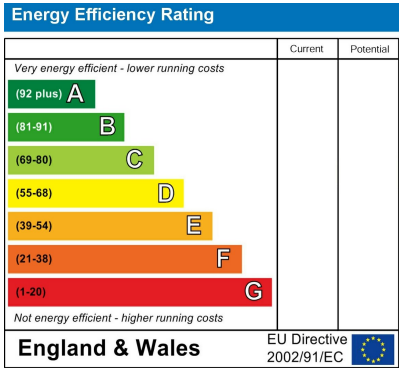
**VIEWINGS**
By prior appointment only




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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