



45 Welbeck Road, Sutton, SM1 3NN

£440,000



Cromwells
ESTATE AGENTS



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Cromwells are delighted to present this beautifully maintained three-bedroom family home, ready to move into! Lovingly cared for by the current owners, this property is ideal for those seeking a home in excellent condition. The accommodation includes a sleek, modern kitchen with integrated appliances, a stylish shower room, a spacious reception area, and three generously sized bedrooms. The rear garden is perfect for relaxation and entertaining, featuring a large decking area, a well-kept landscaped lawn, and vibrant flower borders.

Conveniently located, the property offers easy access to bus routes serving Morden, Sutton, Croydon, Wallington, and Carshalton, as well as nearby shops and excellent schools.

Accommodation

Front door into

Entrance Hall

Radiator, laminate flooring, understairs storage cupboard.

Living Dining Room

Open fireplace, radiator, wood laminate flooring, UPVC double glazed window to front aspect.

Kitchen

Range of modern grey gloss fitted kitchen units and drawers, Quartz effect worksurface, inset sink with chrome mixer tap, integrated oven and electric induction hob with chrome extractor hood above, integrated fridge freezer, integrated washing machine and dishwasher, cupboard housing 'Worcester' Bosch combination boiler, Metro tiled splashback, laminate flooring, UPVC double glazed window and patio door leading out to garden.

Shower Room

Modern suite comprising of corner shower cubicle, thermostatic shower with rain shower head and hand shower attachment, wall mounted vanity wash handbasin with storage below, WC, heated chrome towel rail, tiled walls, tiled flooring, UPVC obscure double glazed window to rear aspect.

Stairs to first floor landing

Bedroom One

Feature Victorian style fireplace, radiator, built-in cupboard, stripped and painted original floorboards, UPVC double glazed windows to front aspect

Bedroom Two

Radiator, fitted carpet, UPVC double glazed window to rear aspect

Bedroom Three

Radiator, fitted carpet, UPVC double glazed window to rear aspect.

Outside

To the front

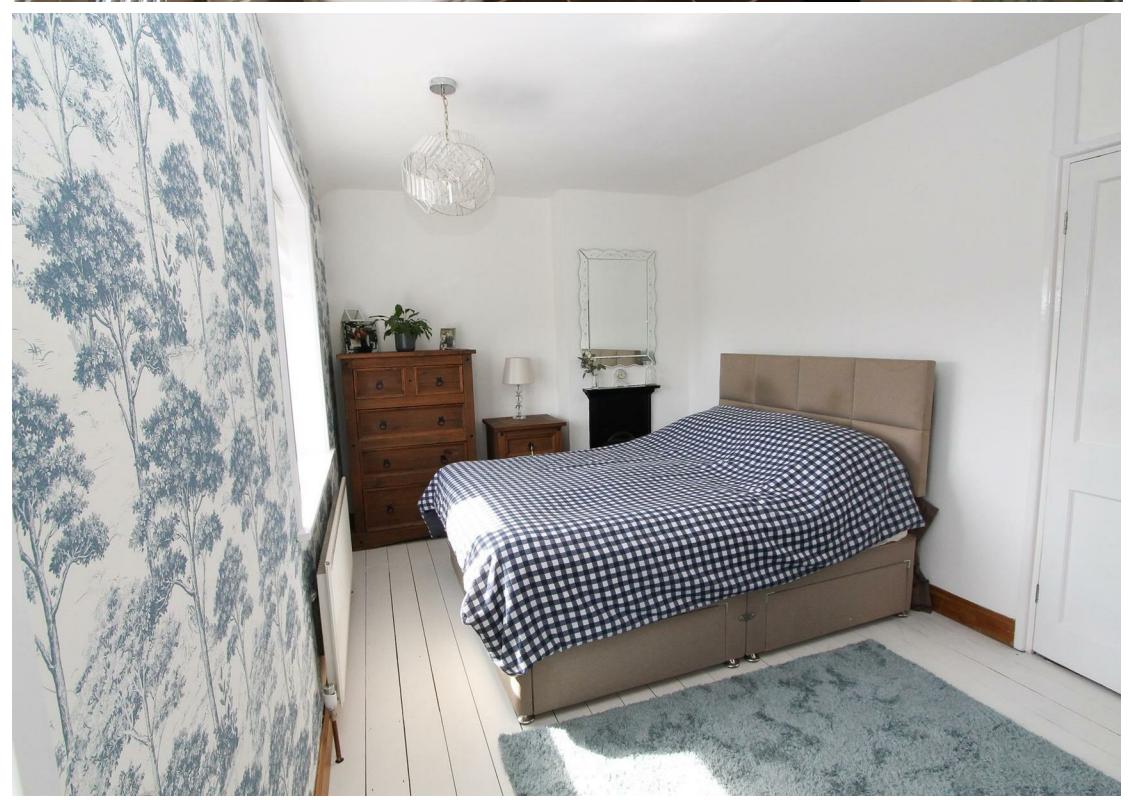
Gravelled driveway with off street parking, shared footpath.

Rear garden

Beautiful landscaped garden with decking area, lawn section, borders with shrubs and flowers, shed, outside tap, outdoor power socket.



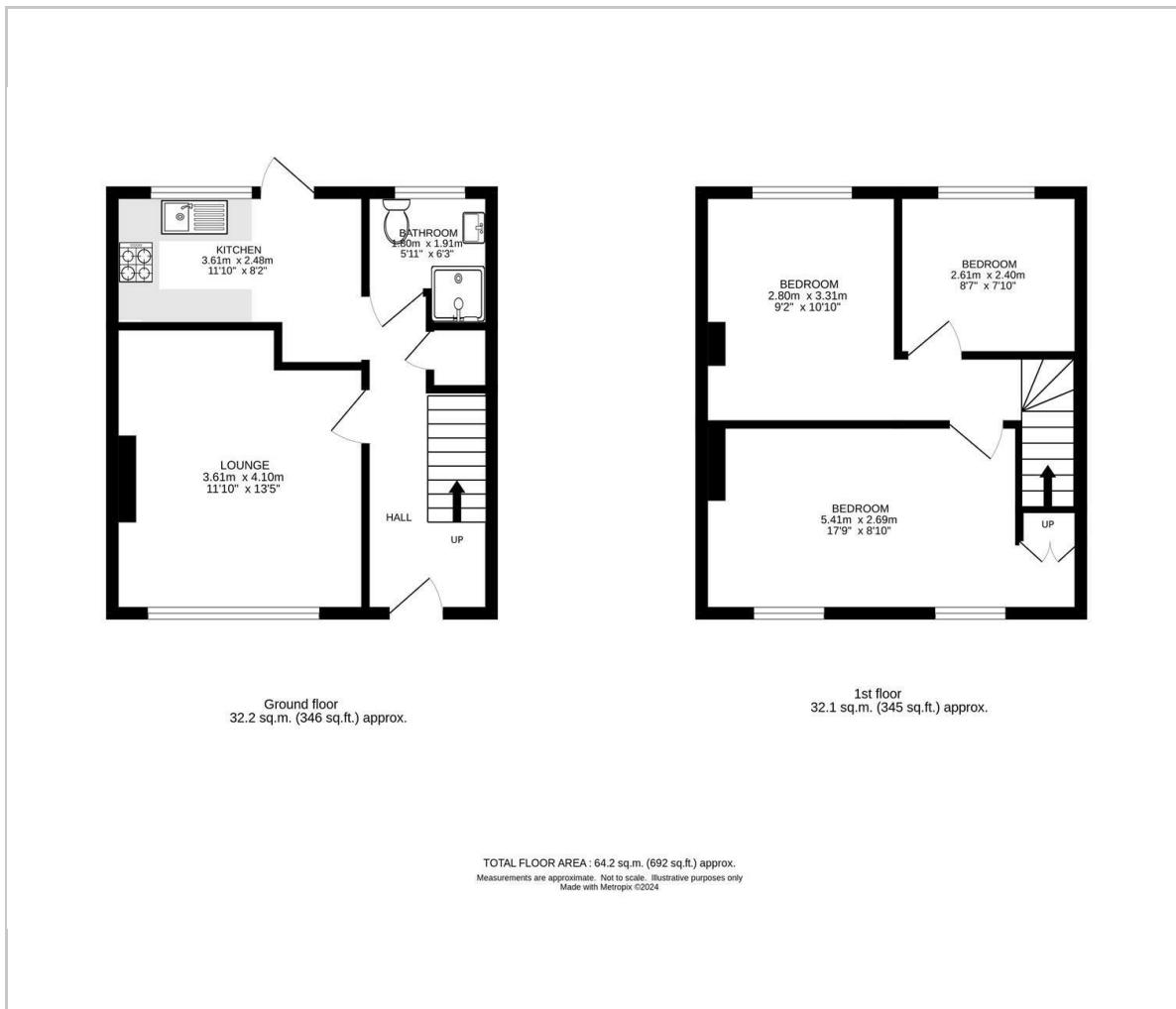




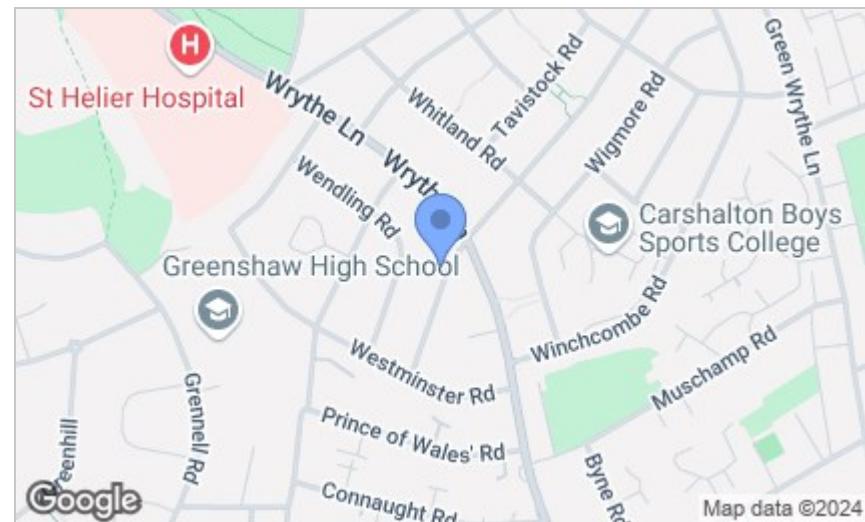




Floor Plan

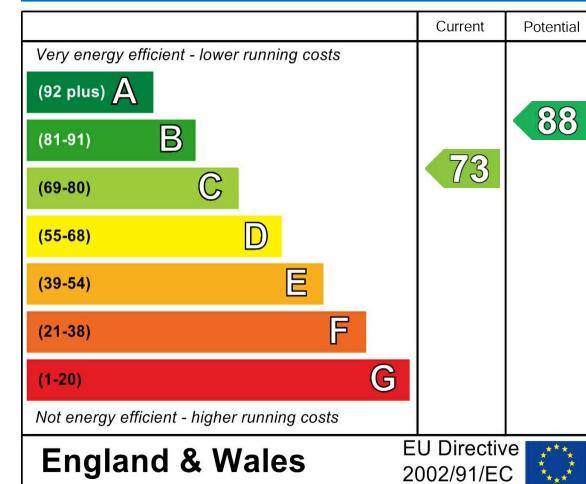


Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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.

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.

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