



45 Welbeck Road, Sutton, SM1 3NN

£440,000



Cromwells  
ESTATE AGENTS





# 45 Welbeck Road, Sutton, SM1 3NN

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, will 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.

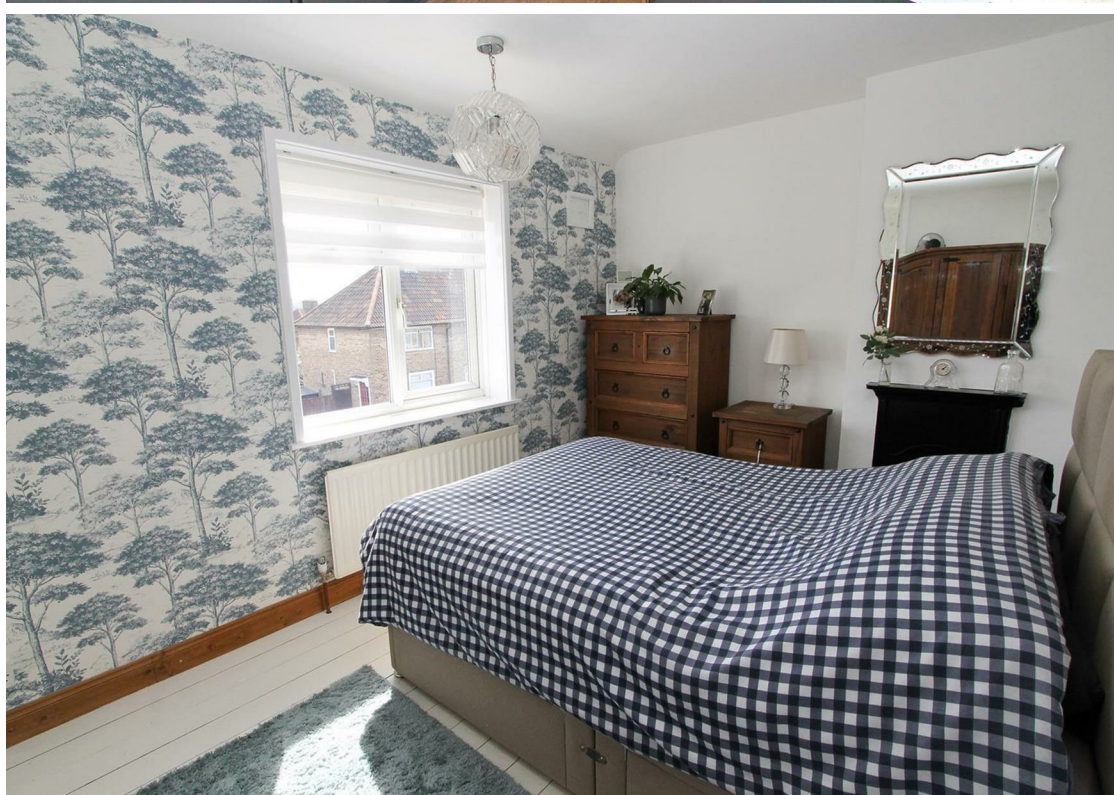














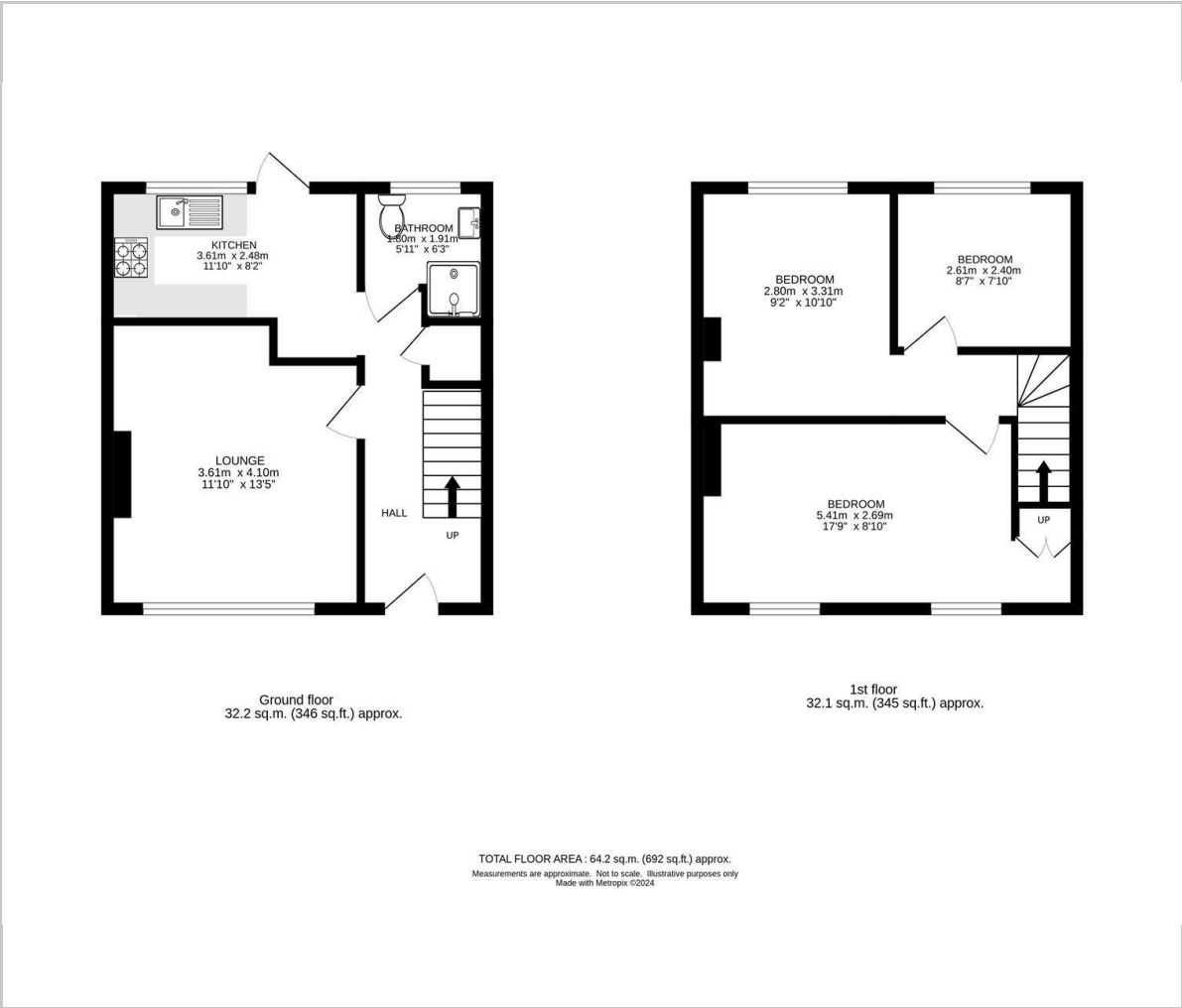








Floor Plan

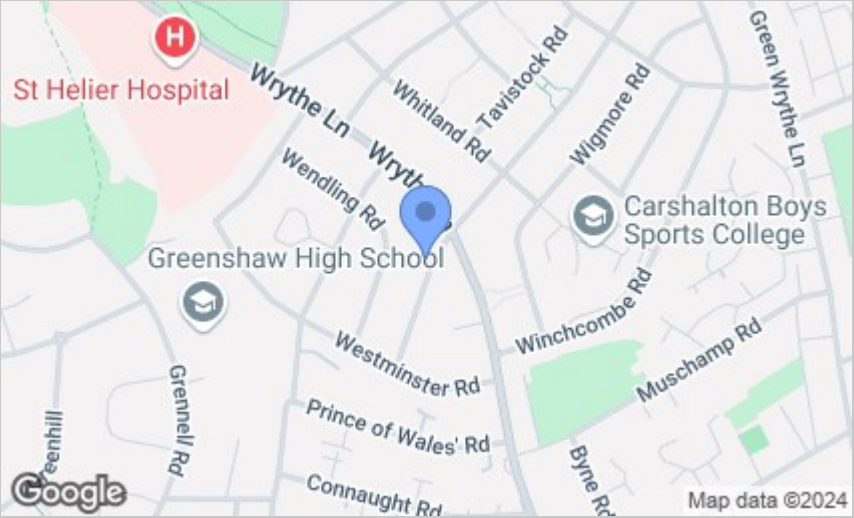


Viewing

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

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Area Map



Energy Efficiency Graph

