



93 Westmead Road, Sutton, SM1 4HX



Guide price £550,000

WH WATSON HOMES
Estate Agents

93 Westmead Road

Sutton, SM1 4HX

Guide price £550,000

Situated in a popular location close to a wealth of shops, transport links and reputable schools is this three bedroom extended family home. The property benefits from a spacious utility room, a downstairs WC, and a good size rear garden, as well as offering further scope to extend s.t.p.p



Accommodation

UPVC double glazed entrance porch
Tiled step, part double glazed front door to..

Entrance hall
Wood flooring, single panel radiator, storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, single panel radiator, wood flooring, picture rail, coved ceiling.

Dining room
Open fireplace with brick surround, picture rail, double panel radiator, two built-in storage units, wood flooring.

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and brushed chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan



above, wall mounted "Worcester" boiler, tiled flooring, tiled splash back, UPVC double glazed window to rear aspect, door leading to..

Spacious utility area

Fitted wooden wall units with worktops below with space and plumbing for washing machine and tumble dryer, space for fridge and freezer, tiled flooring, double panel radiator, double glazed windows to side and rear aspects and sliding door to rear garden as well as side access.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access, fitted storage cupboard.

Bedroom one

UPVC double glazed window to front aspect, single panel radiator, wood flooring, built-in wardrobes and fitted shelving, picture rail.

Bedroom two

UPVC double glazed window to rear aspect, wood flooring, single panel radiator, built in wardrobes, picture rail.

Bedroom three

UPVC double glazed window to front aspect, double panel radiator.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, double panel radiator, extractor fan, obscure UPVC double glazed window to rear aspect.

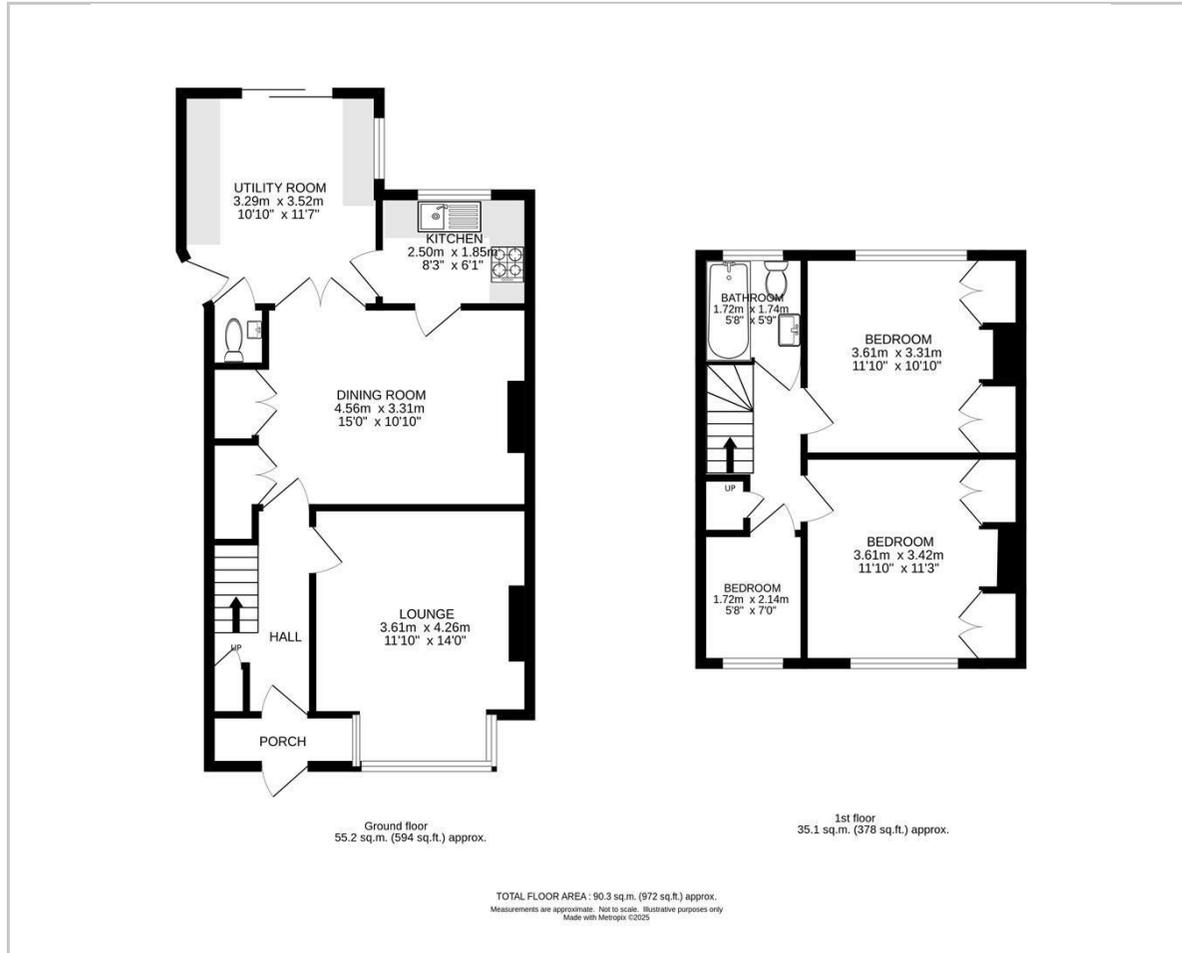
Rear garden approximately 90ft

Large paved patio area with footpath to rear, mainly laid to lawn with shrubs bordering, outside tap, large garden shed, fence enclosed, gated side access.

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

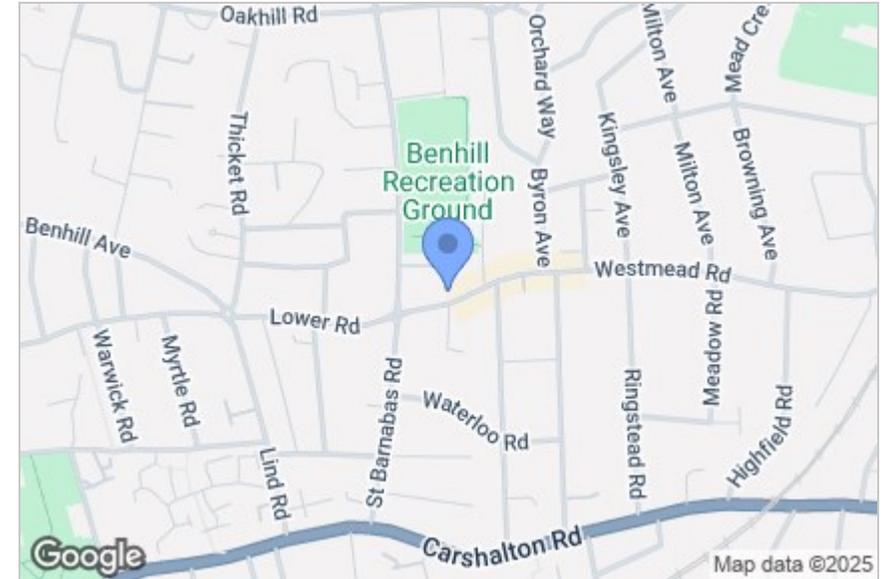


Viewing

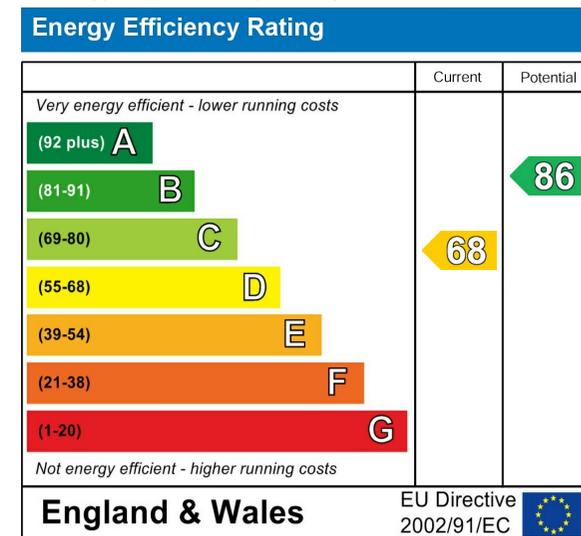
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



58 Banstead Road, Surrey, SM5 3NL

Email: email@watsonhomesproperty.com Tel: 020 4537 3222

www.watsonhomesproperty.com