



**Price**

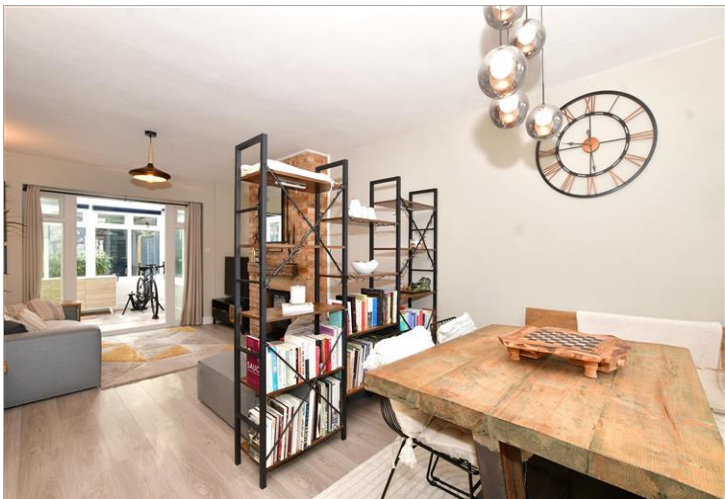
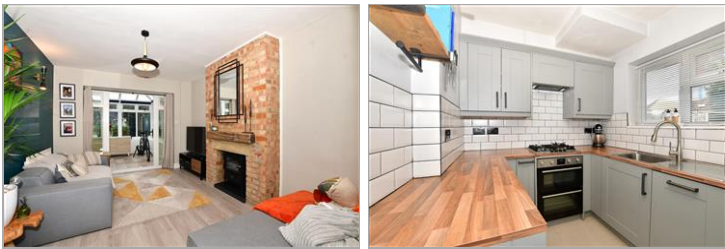
**£400,000**

**Leasehold**

2x  1x  1x 

**Westmead Road,  
Sutton, Surrey, SM1**

**cubitt&west**  
Helping you move forwards



## Main features

- Driveway for two cars & garage
- Beautiful L-Shaped garden with decking, storage & side access
- Refurbished throughout, to a gorgeous standard
- Conservatory & spacious lounge/diner
- Less than a mile to three train stations

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 21'0 x 10'6 (6.41m x 3.20m)

Conservatory: 9'0 x 7'9 (2.75m x 2.36m)

Kitchen: 11'3 x 7'3 (3.43m x 2.21m)

Bedroom 1: 12'3 maximum x 10'6 maximum (3.74m x 3.20m)

Bedroom 2: 10'3 x 10'1 (3.13m x 3.08m)

#### Bathroom

### OUTSIDE

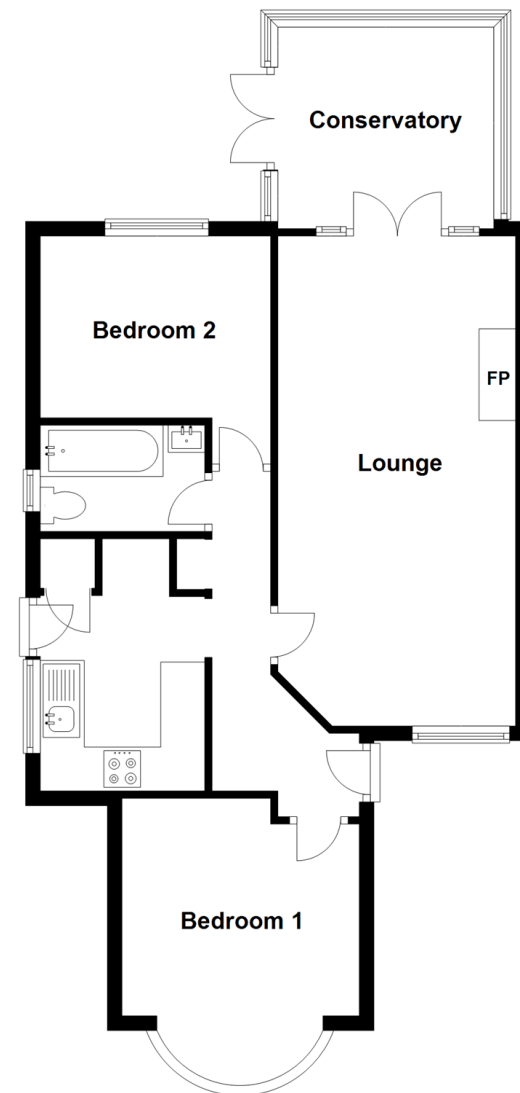
#### Driveway

#### Rear Garden

#### Garage

### Ground Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 sq. feet)

**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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