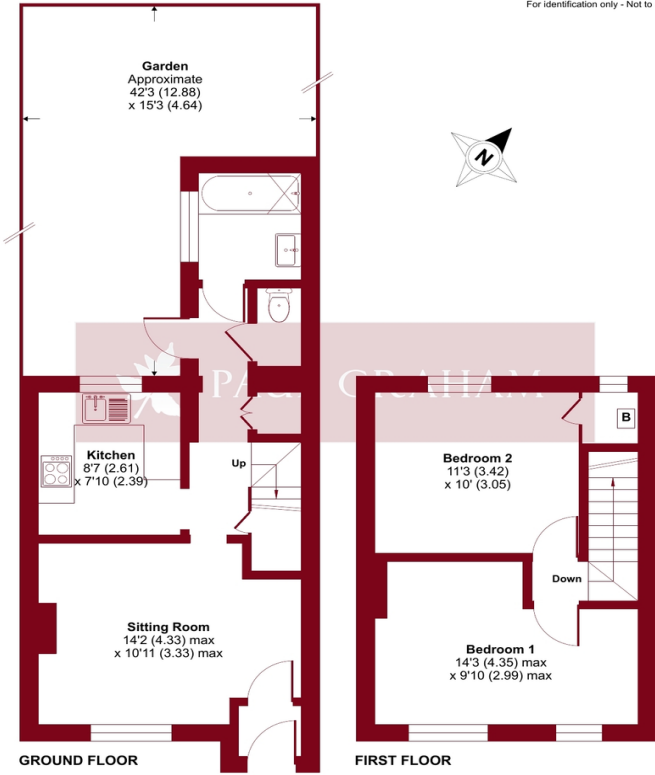


179 Westminster Road, Sutton, SM1 3NG | **Guide Price £425,000 Freehold**

A well-presented two-bedroom terraced home ideally located close to St. Helier Hospital, offering a landscaped garden and excellent potential to extend (STPP), with easy access to Sutton Town Centre and transport links.

Westminster Road, Sutton, SM1

Approximate Area = 647 sq ft / 60.1 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 14' 2" x 10' 11" (4.32m x 3.33m)

KITCHEN 8' 7" x 7' 10" (2.62m x 2.39m)

BATHROOM

WC

GARDEN 42' 3" x 15' 3" (12.88m x 4.65m)

BEDROOM 1 14' 3" x 9' 10" (4.34m x 3m)

BEDROOM 2 11' 3" x 10' 0" (3.43m x 3.05m)

FRONT PATIO

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Paul Graham. REF: 1449542



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk