



53 Westminster Road, Sutton, SM1 3NJ



2



1



1

Offers over £350,000

Cromwells
ESTATE AGENTS



53 Westminster Road

Sutton, SM1 3NJ

Offers over £350,000

Cromwells Wallington are delighted to offer this chain free two bedroom terraced home, which benefits from spacious room sizes, a good sized garden and potential to extend, subject to relevant planning being granted. The accommodation consists a reception room to the front, a kitchen to the rear, and upstairs two large double bedrooms and a family bathroom.

Westminster Road is well situated for bus links serving Morden, Sutton, Croydon, Wallington and Carshalton, local shops and a range of good schools.



Accommodation

Front door into

Entrance Hall

Understairs storage cupboard, fitted carpet, double glazed window to rear aspect

Lounge

Double glazed window to front aspect, fitted carpet

Kitchen

Laminate worksurface, fitted kitchen units, inset stainless steel sink with chrome taps, double glazed window and door leading out to garden.

Stairs to first floor landing, loft access.

Bedroom One

Built in wardrobes, fitted carpet, double glazed window to front aspect





Bedroom Two

Fitted carpet, double glazed window to rear aspect

Bathroom

Panel enclosed bath with chrome taps, WC, pedestal wash hand basin with chrome taps, double glazed obscure window to rear aspect, wall mounted electric heater, part tiled walls, vinyl flooring



Outside

Front garden with mature shrubs and flowers

Rear Garden

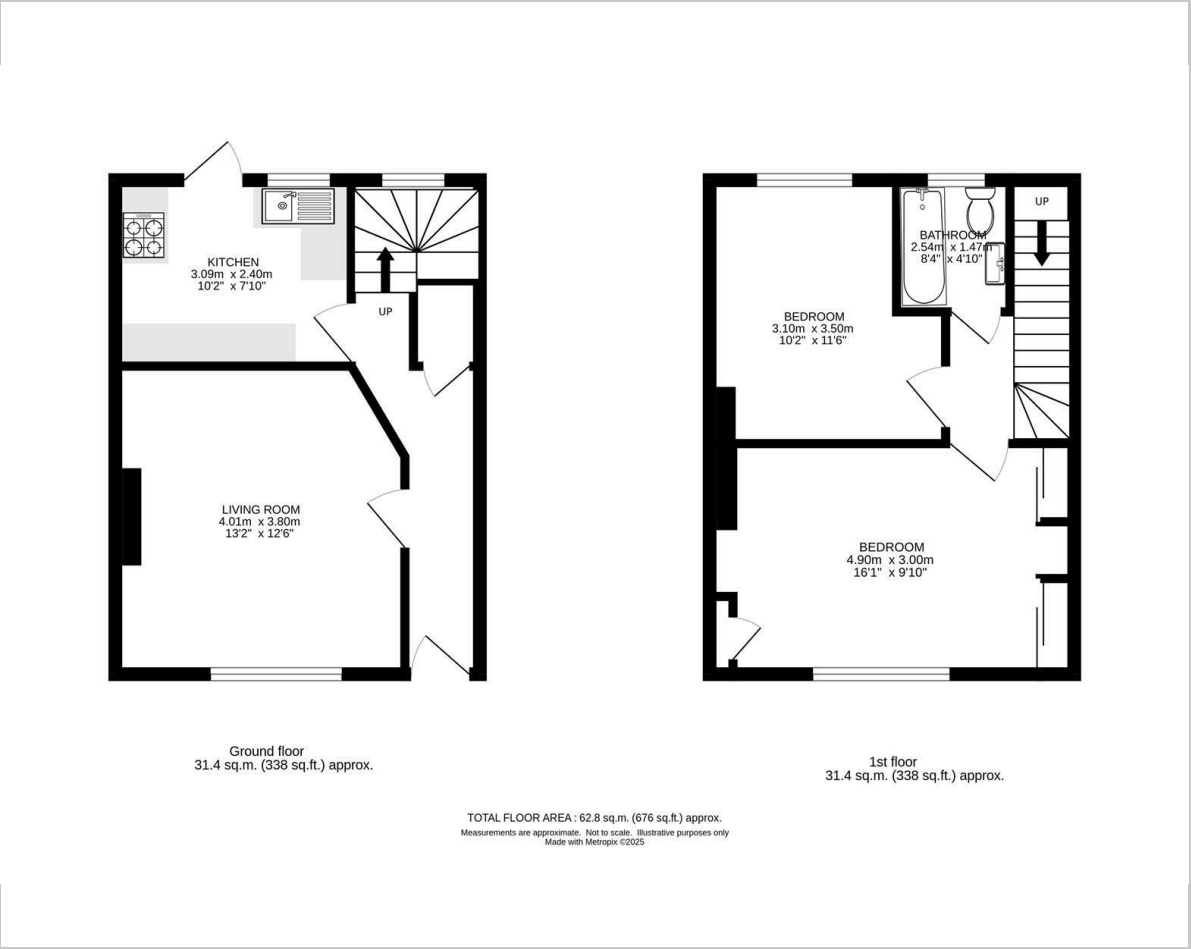
Large lawn area, patio section, fence enclosed.



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

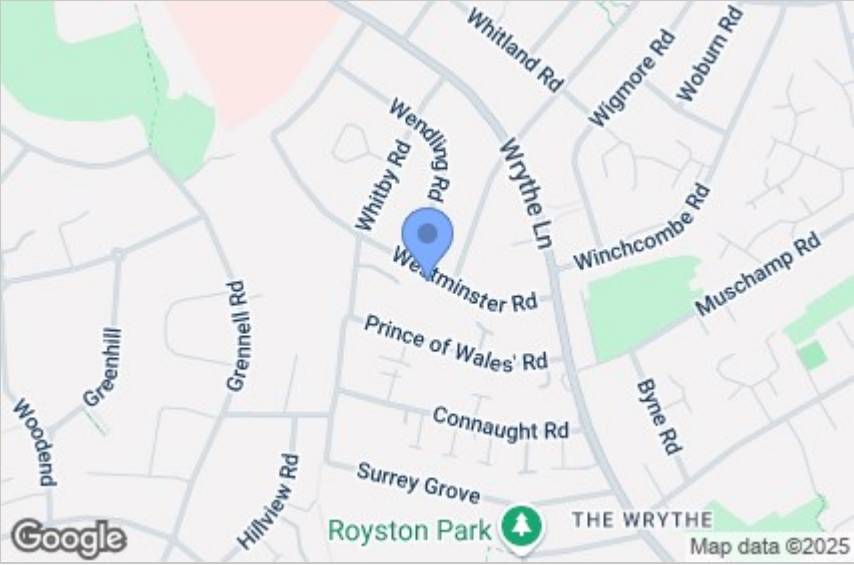


Viewing

Please contact our 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.

Area Map



Energy Efficiency Graph

