



TWO DOUBLE BEDROOMS*END OF TERRACE HOME* POTENTIAL TO EXTEND

Westfield Road, Cheam, Sutton, SM1 2LA, £475,000 Freehold

BURN – AND – WARNE

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About this property

***TWO DOUBLE BEDROOMS* END OF TERRACE HOME*
POTENTIAL TO EXTEND* OFF-STREET PARKING FOR 2 CARS
*50FT REAR GARDEN * SOUGHT-AFTER LOCATION * GREAT
LOCATION FOR SCHOOL* EXCELLENT TRANSPORT LINKS* CUL-
DE-SAC LOCATION***

Located in Westfield Road in Cheam, Sutton which is a no through road, is this two double bedroom end-of-terrace family home, which is a fantastic opportunity for first-time buyers, young families, or downsizers alike, located in another Cul-de-sac location of the road. Offering generous accommodation throughout.

The ground floor comprises an entrance porch, a living room with feature open fireplace, a second reception room to the front currently being used as another bedroom, a fitted kitchen with solid wood worktops, a useful lean-to/utility area, and a convenient ground floor WC.

Upstairs, the property continues to impress with two excellent-sized double bedrooms and a stylish modern family bathroom. Externally, the property benefits from an easy-to-maintain approximately 50ft paved rear garden, perfect for entertaining or relaxing, while the front offers off-street parking. The property offers great scope for extension (subject to planning permission) as a mirrored house in the road has done exactly that. off street parking for two cars.

Families will appreciate the outstanding choice of local schooling nearby, including well-regarded primary, secondary, grammar, and independent schools. Commuters are equally well served, with West Sutton Station just 0.3 miles away, along with Sutton Common and Cheam stations all within easy reach, plus excellent local bus routes.

Nearest Stations:

- West Sutton Station – 0.3 miles
- Sutton Common Station – 0.8 miles
- Cheam Station – 0.9 miles
- 413 Bus Route Morden to Sutton Bus Garage
- 213 Sutton Bus Garage to Kingston
- SL7 West Croydon to Heathrow Airport

Nearby Schools:

- Cheam High School – 0.3 miles
- Cheam Fields Primary Academy – 0.3 miles
- Cheam Park Farm Primary Academy – 0.5 miles
- Westbourne Primary School – 0.5 miles
- Sutton High School GDST (Independent)

EPC Rating: D

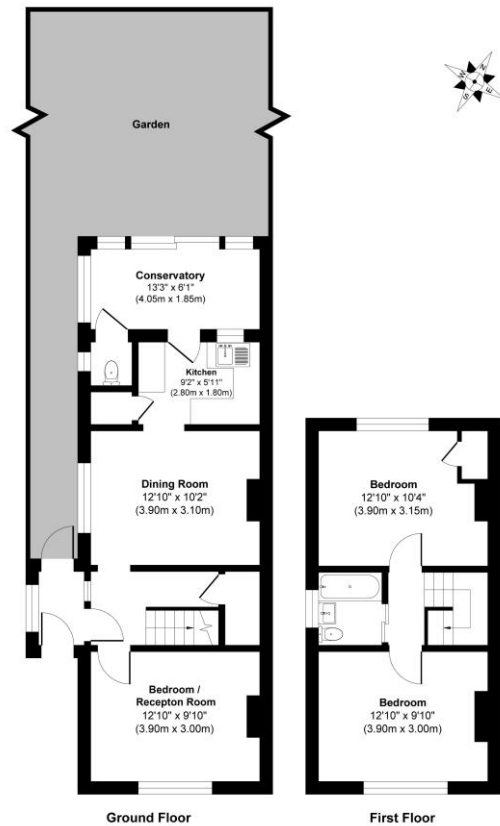
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







Westfield Road Cheam SM1
Approx. Gross Internal Area 878 sq. ft / 81.60 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
Plan produced by AR Net Media-www.arnetmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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