

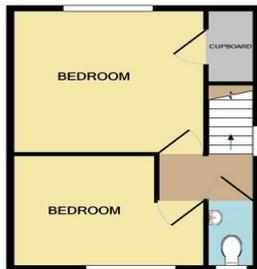


27 Westminster Road, Sutton, SM1 3NJ | **Guide Price £400,000**

A beautifully presented 2 bedroom end of terrace house with a southerly aspect rear garden. The property has been improved by the current owners and offers bright and spacious accommodation with a modern kitchen and bathroom, conservatory and parking to the front.



GROUND FLOOR
APPROX. FLOOR AREA 430 SQ.FT.
(40.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE 13' 2" x 11' 5" (4.01m x 3.48m)

KITCHEN 10' 1" x 7' 9" (3.07m x 2.36m)

CONSERVATORY 16' 2" x 7' 8" (4.93m x 2.34m)

LANDING

BATHROOM

BEDROOM 1 12' 1" x 11' 8" (3.68m x 3.56m)

BEDROOM 2 12' 1" x 9' 5" (3.68m x 2.87m)

WC

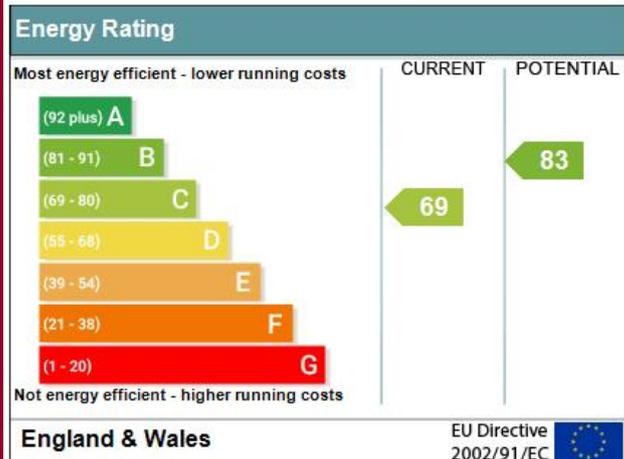
SOUTHERLY ASPECT GARDEN WITH SIDE ACCESS

PARKING TO FRONT



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.

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