



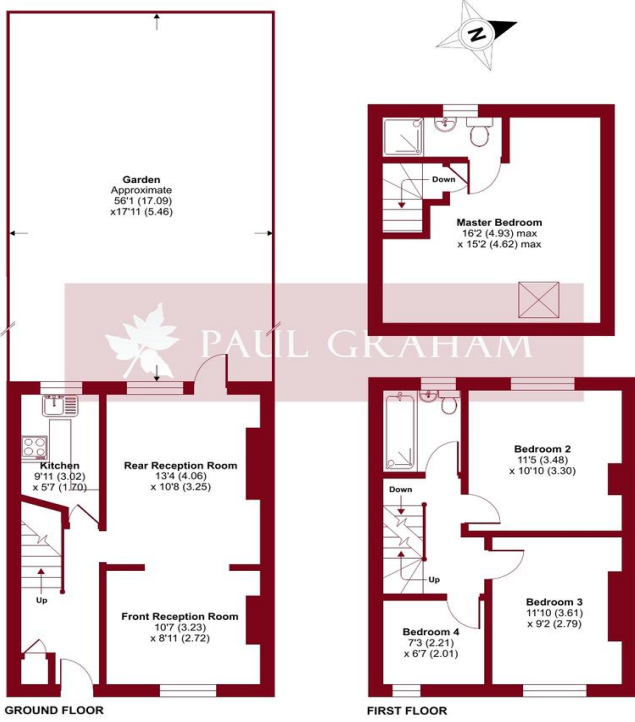
55 Welbeck Road, Sutton, SM1 3NN | Guide Price £475,000 Freehold

An extended 4 bedroom terraced family home close to shops, bus routes and St Helier Hospital. Accommodation is planned over 3 floors with a Master bedroom and en-suite shower room on the top floor with 3 further bedrooms and a family bathroom on the first floor. The property also offers 2 reception rooms, a modern kitchen and a level garden.

Shopping parades at Wrythe Lane and Rose Hill are within walking distance whilst the more comprehensive shopping facilities of Carshalton and Sutton are a short drive away. The area is also well served with a number of schools nearby and various recreational facilities.

Welbeck Road, Sutton, SM1

Approximate Area = 1029 sq ft / 95.5 sq m
For identification only - Not to scale



ENTRANCE HALL

FRONT RECEPTION 10' 7" x 8' 11" (3.23m x 2.72m)

REAR RECEPTION 13' 4" x 10' 8" (4.06m x 3.25m)

KITCHEN 9' 11" x 5' 7" (3.02m x 1.7m)

FIRST FLOOR LANDING

BEDROOM 2 11' 5" x 10' 10" (3.48m x 3.3m)

BEDROOM 3 11' 10" x 9' 2" (3.61m x 2.79m)

BEDROOM 4 7' 3" x 6' 7" (2.21m x 2.01m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

EN SUITE SHOWER ROOM

GARDEN 56' x 17' 11" (17.07m x 5.46m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced by Paul Graham. REF: 1214306



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 | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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