

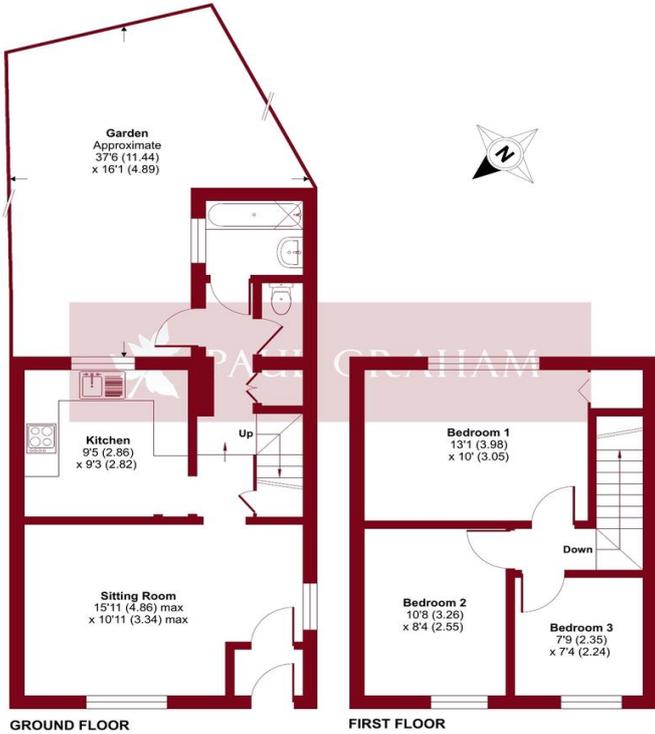


140 Westminster Road, Sutton, SM1 3NH | **£450,000 Freehold**

This delightful three-bedroom terraced family home offers a practical layout and excellent potential for future extension (STPP). The ground floor features a spacious sitting room and a separate kitchen with direct access to a Southerly-facing garden, perfect for entertaining or relaxing in the sun. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this an ideal choice for growing families or first-time buyers. Additional benefits include off-street parking and a bright, welcoming feel throughout.

Westminster Road, Sutton, SM1

Approximate Area = 726 sq ft / 67.4 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 15' 11" x 10' 11" (4.85m x 3.33m)

KITCHEN 9' 5" x 9' 3" (2.87m x 2.82m)

WC

BATHROOM

GARDEN 37' 6" x 16' 1" (11.43m x 4.9m)

BEDROOM 1 13' 1" x 10' 0" (3.99m x 3.05m)

BEDROOM 2 10' 8" x 8' 4" (3.25m x 2.54m)

BEDROOM 3 7' 9" x 7' 4" (2.36m x 2.24m)

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Paul Graham. REF: 1277469



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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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