

## 117a Westmead Road, Sutton SM1 4JE

Offers Over: £225,000

Leasehold 165 years



- No Chain
- One Bedroom Maisonette
- First Floor
- Council Tax Band: C
- Central Sutton Location
- Great Transport Links
- Good Condition Throughout
- EPC Rating: D

No Chain! This superb maisonette has it all. Firstly, the location is excellent being close to Sutton gives you all the amenities you could wish for with shops, restaurants and bars only a short distance away. Sutton, Carshalton and Carshalton Beeches stations are all less than a mile away which offers direct links into London. The accommodation comprises; private entrance with stairs leading to first floor, split landing, a generous living room, fitted kitchen breakfast room, double bedroom and lovely bathroom. The current owner has maintained the property beautifully. Other benefits to this property will be a brand-new lease of 167 years at point of completion. This property will suit any first-time buyers or buy to let investors, the space is incredible. Exclusive to Goodfellows. Call today. Leasehold 165 years.

### Entrance Hall

Wall lights and stairs to first floor.

### Landing

Balustrade, skylight, radiator, dado rail, storage cupboard and doors to:

### Living Room

Double glazed windows to front aspect, TV point, radiator and power points.

### Kitchen/Breakfast Room

Double glazed window to front aspect, range of base units with laminated worktops, inset sink with single drainer, integrated electric hob with electric oven and grill, cooker hood extractor fan, space for washing machine, breakfast bar, matching range of eye level wall units, part tiled walls, power points and radiator.

### Bedroom

Double glazed windows to rear aspect, power points and radiator.

### Bathroom

Double glazed frosted windows to rear aspect, panelled bath with mixer taps and shower over, shower screen, hand basin with vanity storage surround, WC, built-in storage cupboard, gas boiler, heated towel rail, tiled floor, extractor fan and coving.

