

Cromwells



Western Road, Sutton

Sutton

In Excess of £800,000

23 Western Road

Sutton

This exceptional three-bedroom semi-detached house offers a rare opportunity to acquire a characterful Edwardian home, boasting a striking double-fronted façade and a wealth of unique period features. The spacious interior is thoughtfully arranged to provide flexible family living, with three generous double bedrooms ensuring comfort and privacy for all residents. The property benefits from three versatile reception rooms, Two well-appointed bathrooms, in addition to a convenient downstairs cloakroom, provide ample facilities for a busy household. High ceilings, original fireplaces, tasteful modern updates blend seamlessly with the property's charming heritage.

Outside, the property features a large, beautifully landscaped rear garden, designed to offer both tranquillity and privacy. The garden is complemented by a patio area, ideal for al fresco dining, and a selection of secluded seating spots to enjoy the changing seasons. To the front, a private driveway provides off-street parking for multiple vehicles, offering convenience and security.

Located ideally between Cheam village and Sutton with its array of shops and restaurants. With a short walk to great transport links via Sutton and West Sutton Mainline Stations with direct links into central London, several well regarded schools a short distance away.

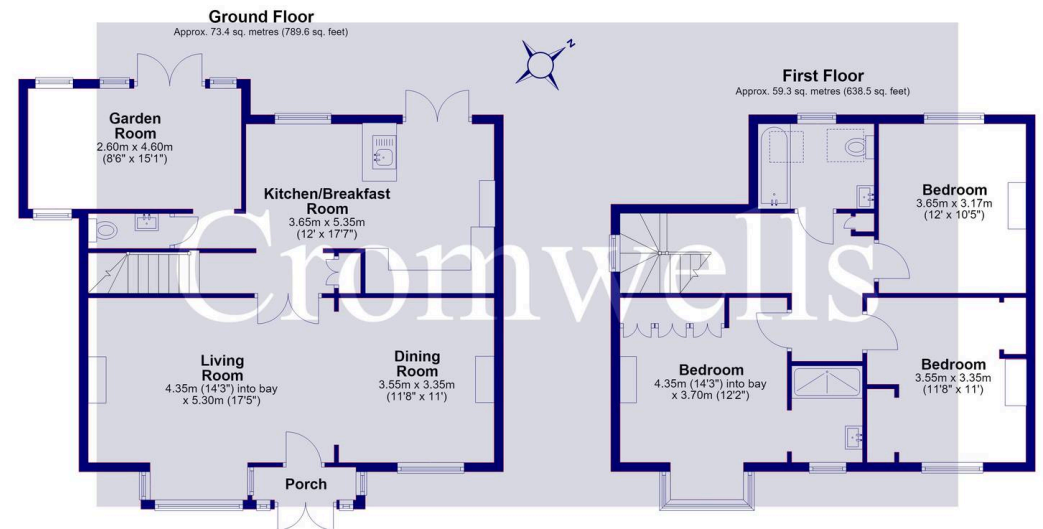
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Character Edwardian Double Fronted and Unique
- 3 Double Bedrooms
- 3 Receptions, 2 bathrooms, Downstairs Cloakroom



Total area: approx. 132.7 sq. metres (1428.2 sq. feet)

Enclosed Entrance Porch

Double doors leading into entrance porch with inner door to:

Living Room

14' 3" x 17' 5" (4.34m x 5.31m)

Open plan leading into Dining Room. Front aspect with square bay window. Feature fireplaces in both living and dining rooms. Doors leading through to Kitchen/Breakfast Room with inner hallway with door storage cupboard. Also door to Ground floor WC

Open Plan Kitchen/Breakfast Room

12' 0" x 17' 7" (3.66m x 5.36m)

Open plan, rear aspect with doors out to garden

Garden Room

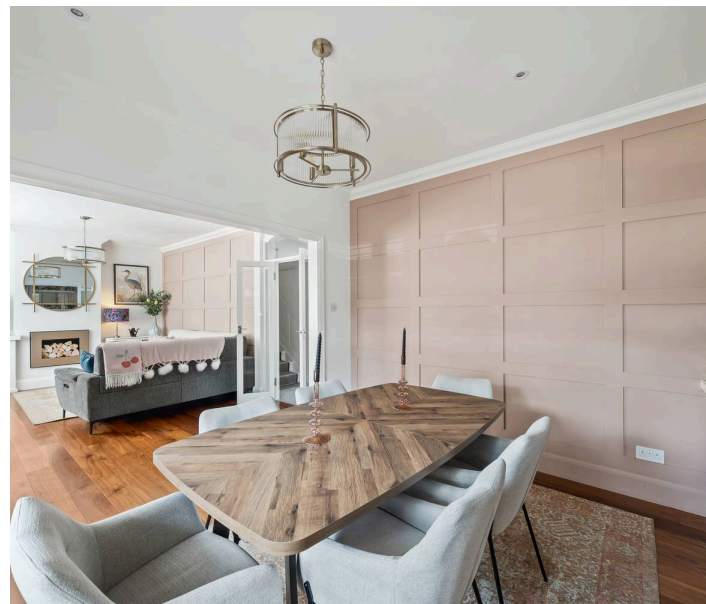
8' 6" x 15' 1" (2.59m x 4.60m)

Double aspect, overlooking with double doors out to rear garden

Ground Floor WC

Stairs to First Floor Landing

Storage cupboard. Doors leading to:



Bedroom 1

14' 3" x 12' 2" (4.34m x 3.71m)

Front aspect, square bay window, range of fitted wardrobe cupboards, fireplace, open to en-suite bathroom

En-Suite Bathroom

Leading from Bedroom 1, front aspect

Bedroom 2

12' 0" x 10' 5" (3.66m x 3.18m)

Rear aspect, fireplace

Bedroom 3

11' 8" x 11' 0" (3.56m x 3.35m)

Front aspect, fireplace, fitted wardrobe cupboards

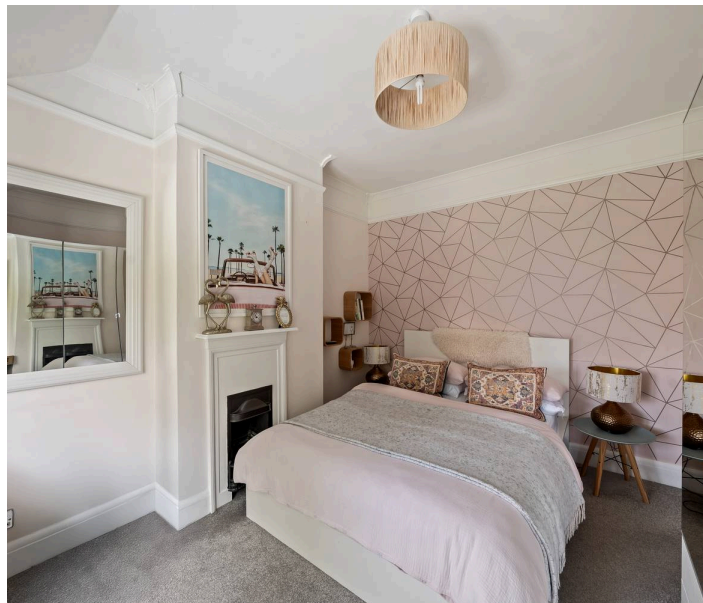
Family Bathroom

Rear aspect

Outside

Beautiful large landscaped rear garden

Driveway for off street parking





Cromwells Estate Agents

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