

## Matlock Crescent Sutton, London SM3 9SY

WILLIAMS HARLOW IN CHEAM ARE DELIGHTED TO OFFER THIS FOUR BEDROOM HOME TO THE MARKET. This very sought after family home is situated on the Park Farm Estate and offers flexible accommodation comprising of a large dining-room and lounge which leads into a conservatory, fully fitted kitchen, plus a bedroom/office with en-suite shower room downstairs. Upstairs provides a family bathroom, 2 bedrooms with built in wardrobes and a further double bedroom. Further benefits include off street parking for at least 2 cars and a large rear garden garden. Available mid-April on an unfurnished basis.

£2,500 PCM Unfurnished



## Outside Front

Driveway parking for at least two cars

## Porch

Double glazed porch with UPVC double glazed front door. Giving access through to:

## Hallway

Radiator. Wood Flooring. Stair leading to first floor.

## Bedroom Four/Office

Double glazed window to front aspect. Radiator. Door giving access to the en-suite

## En-suite Shower

En-suite Shower. Wash hand basin. WC. Radiator

## Lounge/Dining Room

Through Lounge. Double Glazed window to front aspect. Radiator. Wood flooring. Feature Fireplace. Double glazed doors giving access to the Conservatory.

## Conservatory

Tiled flooring. Electric heater. Double glazed window to rear aspect. Double glazed doors giving access to the rear garden.

## Kitchen

Fully fitted kitchen with a range of eye and low level units. Washing machine, dishwasher, Gas hob, stainless steel extractor above. Fridge Freezer. Tiled walls and laminate flooring. Double glazed door giving access to the garden. Skylight. Radiator.

## First Floor Bathroom

Double glazed window to rear aspect. Tiled walls and tiled flooring. Radiator. Sink Unit. Panel bath with shower over. WC

## Bedroom One

Double bedroom. Built-in Wardrobe. Radiator. Double glazed window to rear aspect.

## Bedroom Two

Double bedroom. Built-in Wardrobe. Radiator. Double glazed window to front aspect.

## Bedroom Three

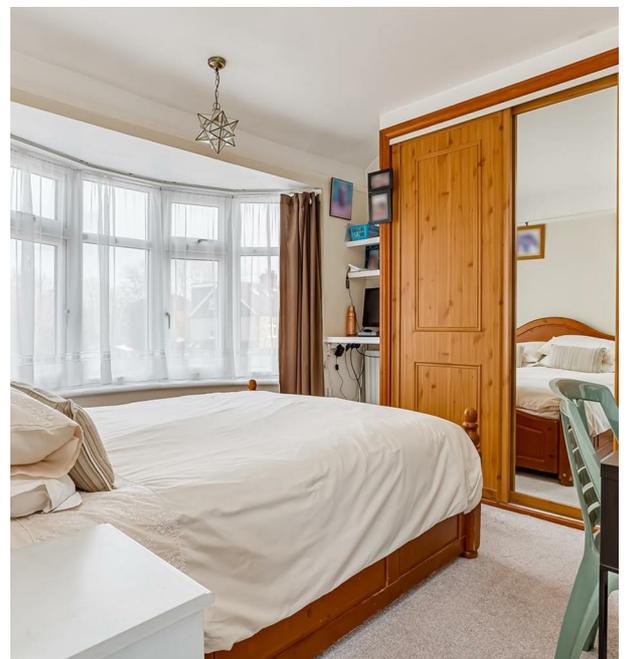
Double aspect. Double glazed window to the front. Radiators.

## Outside Rear

Garden mainly laid to lawn. Patio. Garden Shed.

## Council Tax

Council Tax Band D (£2,269.72) 2025 / 26



**GROUND FLOOR**  
779 sq.ft. (72.3 sq.m.) approx.

**1ST FLOOR**  
485 sq.ft. (45.1 sq.m.) approx.

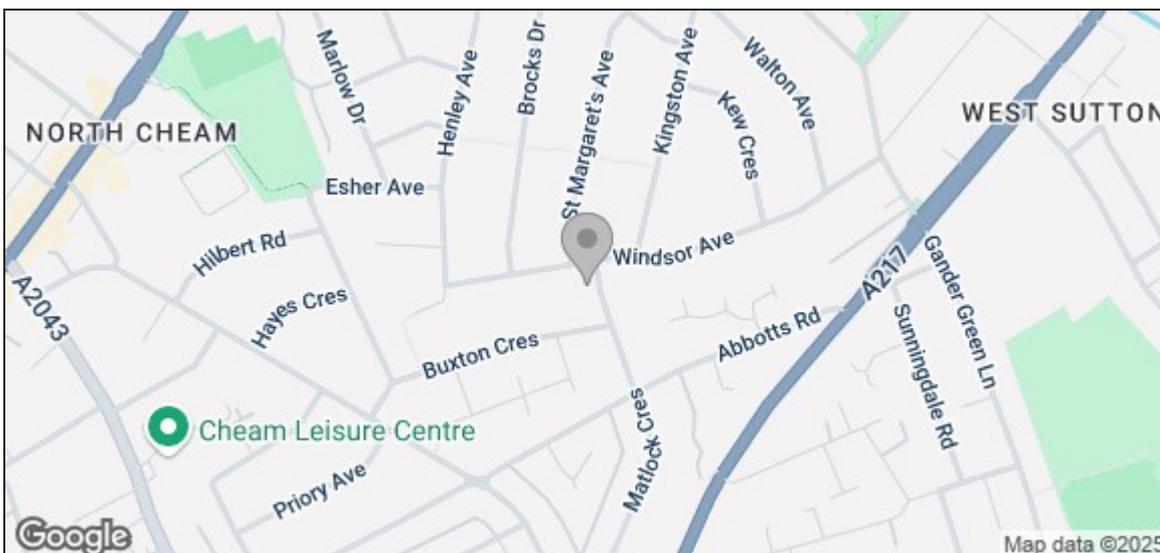


TOTAL SQ.FT./SQ.M INCLUDES GARAGE/OUTBUILDINGS

**TOTAL APPROXIMATE FLOOR AREA 1264 SQ.FT. (117.4 SQ.M.)**

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	