

**WILLIAMS
HARLOW**

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Quarry Rise

Sutton, Surrey SM1 2DW

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER this four bedroom home offering flexible accommodation, including generous reception areas and a downstairs w/c, outside there is a well stocked rear garden and a detached garage. The property offers great access for bus routes into Sutton town and Cheam Village, including a short walk to Cheam mainline station with direct access to London.

Asking Price £650,000 - Freehold



PORCH

Double glazed enclosed porch, giving access to:

FRONT DOOR

Solid wood front door with leaded light window and stain leaded light windows to the side, giving access through to:

ENTRANCE HALL

Radiator. Cloaks cupboard. Panel wood. Coving.

LOUNGE/DINING ROOM

DINING ROOM AREA

Leaded light double glazed windows to front aspect. Double radiator. Fireplace feature with ornate wood surround and marble insert in dining area.

LOUNGE AREA

Double glazed french doors giving access to the rear garden. Radiator. Coving. Fireplace feature with ornate wood surround and marble surround in lounge area. Second door access.

KITCHEN

Eye and low level units. Sink drainer. Space and plumbing for washing machine and dishwasher. Space for cooker and overhead stainless steel extractor. Wall mounted gas boiler. Space for fridge freezer. Double glazed side window. Tiled walls. Double glazed window. Double glazed door giving access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft. Airing cupboard housing hot water tank.

BEDROOM ONE

Double glazed leaded light windows to the front aspect. Radiator. Coving. Picture rail.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Fitted cupboard.

BEDROOM THREE

Double glazed leaded light window to the front aspect. Picture rail. Coving. Radiator. Double glazed window to the rear aspect.

BEDROOM FOUR

Double glazed leaded light corner window to the front aspect. Coving. Radiator. Fitted cupboard.

FAMILY BATHROOM

Double glazed stained glass window to the rear aspect. Part tiled

SEPARATE WC

Part tiled walls. Low level WC. Obscured double glazed window.

OUTSIDE

FRONT

Wall, lawned area and flower beds

REAR GARDEN

There is a patio area. Garden shed. Archway provides access to the garage. The remainder of the garden is mainly laid to lawn with flower beds. There is an outside tap.

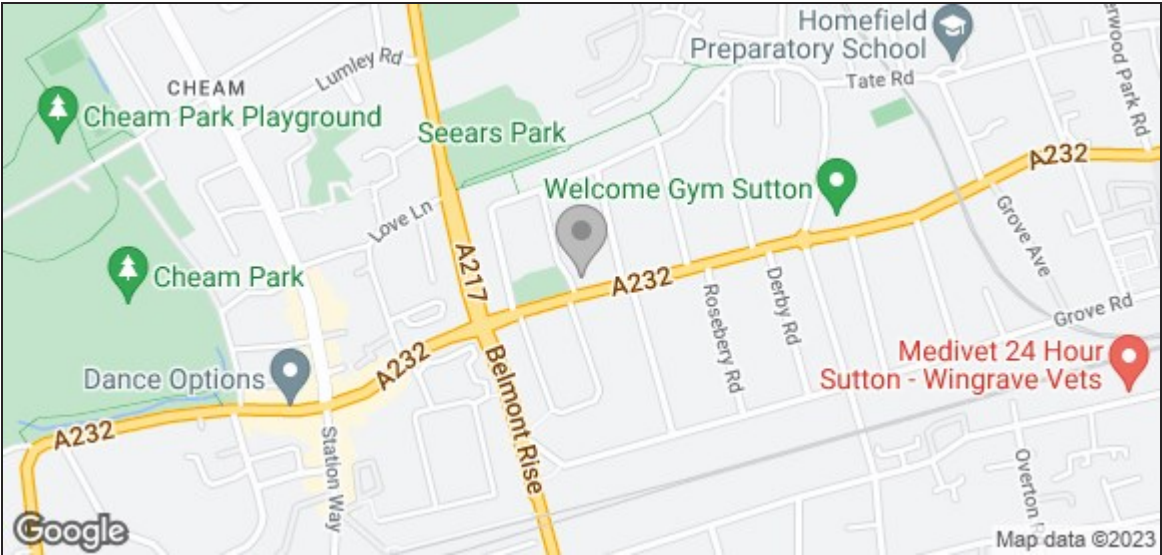
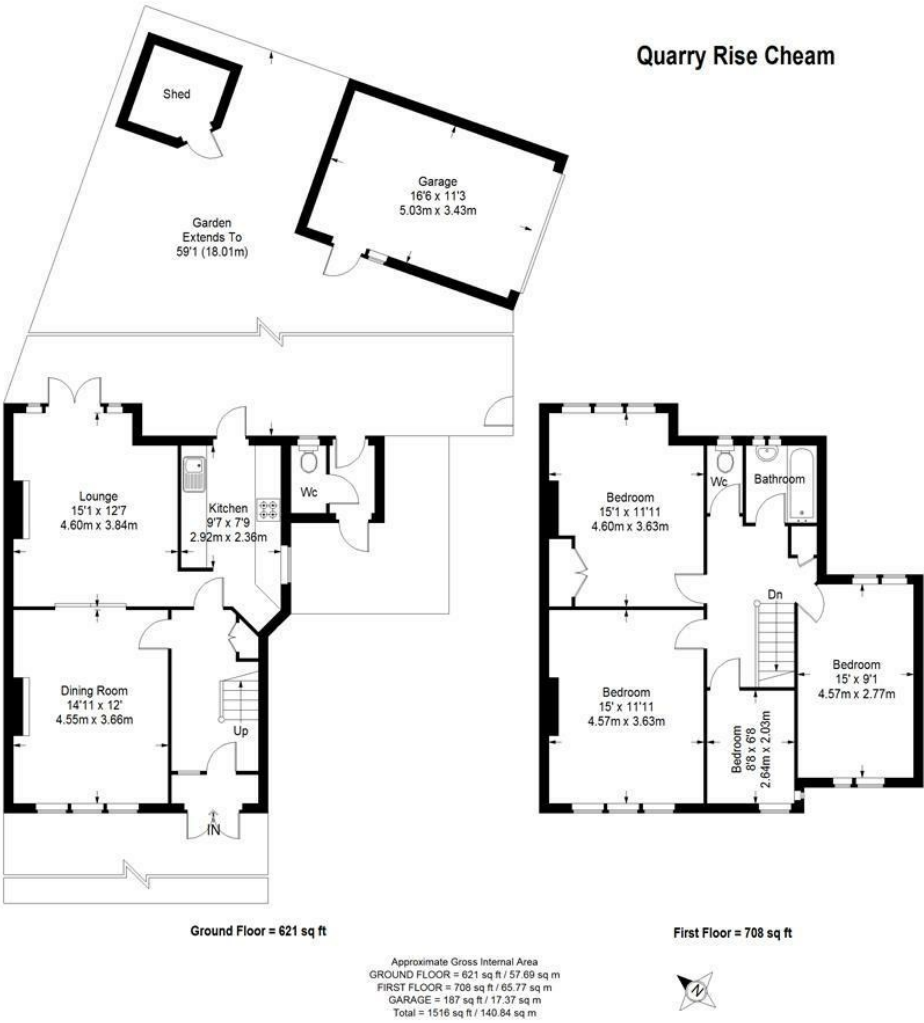
DETACHED CORNER GARAGE

Accessed from the main road via front of the property.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	