

**WILLIAMS  
HARLOW**

Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

[lettings@williamsharlow.co.uk](mailto:lettings@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## Chessington Road Epsom, Surrey KT19 9XG

WILLIAMS HARLOW IN CHEAM ARE DELIGHTED TO OFFER This well presented semi-detached family house in a popular location and situated close to local transport links, shops with local schools in easy travelling distance. Entrance lobby with double storage cupboard. Good size lounge with bay window, kitchen, utility room, downstairs WC. First Floor offers three good size bedrooms, family bathroom. Double Glazed, GCH, front and rear gardens, garage and off street parking. EPC rating D, Council Tax D £2135. Available Now.

£1,800 PCM Unfurnished



## Outside Front

Front garden. Path leading to Front door opening into porch area.  
Cupboard.

## Lounge

Bay Window to front aspect. Radiator. Neutral decor, recently fitted new carpet. Door leading to hallway.

## Hallway

Door leading to Downstairs WC. Stairs to first floor. Access to Kitchen and Utility Room. Rear door leading to the rear garden.

## Kitchen

Window to rear aspect. Fitted kitchen with a range of wooden wall and base units. Radiator.

## Utility Room

Washing machine, Sink unit, Freezer. Boiler.

## Bathroom

Window to rear aspect. Heated towel rail. White bath with shower over, WC, Sink unit.

## Master Bedroom

Double bedroom. Window to front aspect. Radiator.

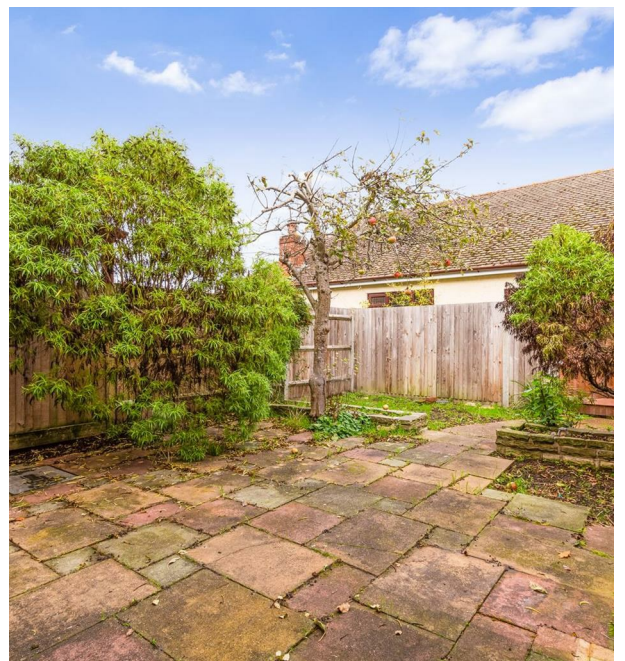
## Bedroom 2

Window to front aspect. Radiator.

## Bedroom 3

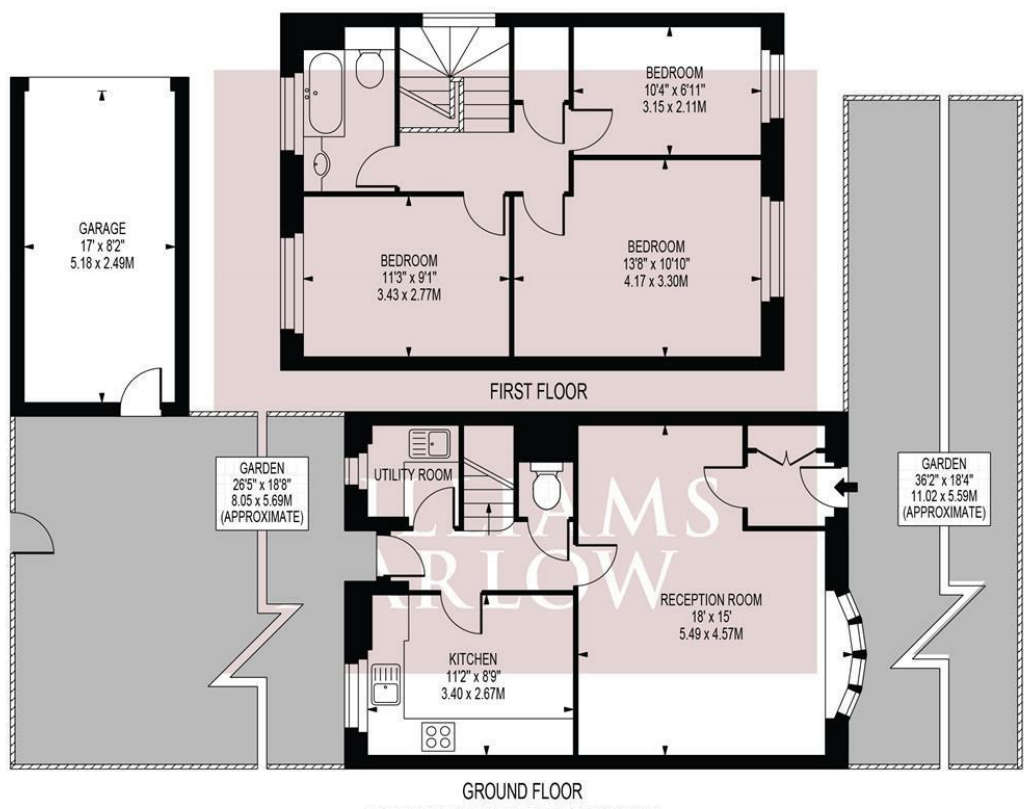
Double bedroom. Window to rear aspect. Radiator.





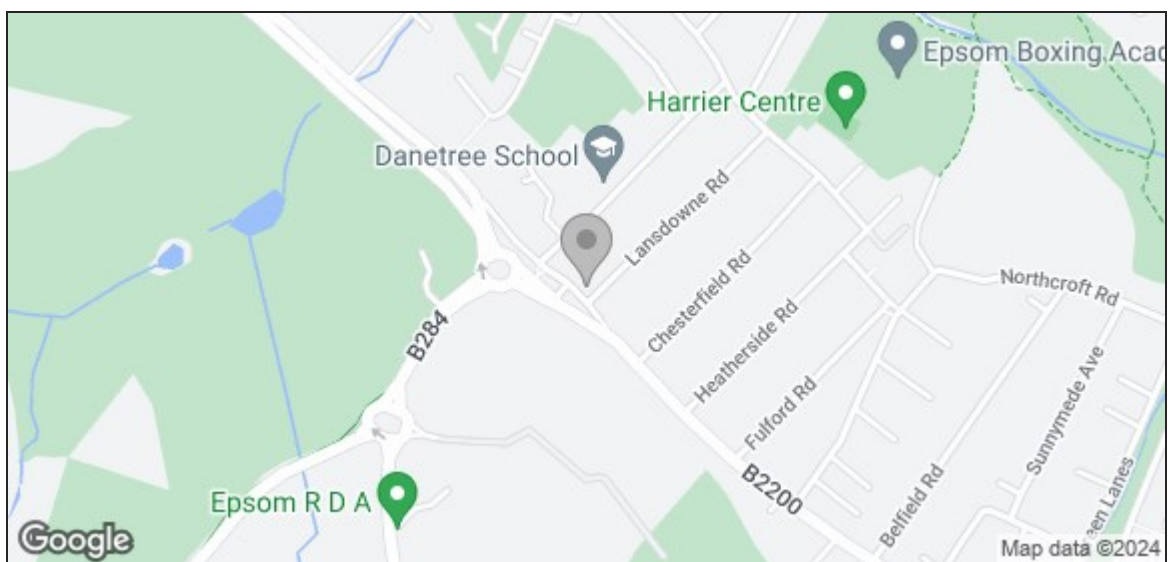
**CHESSINGTON ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 900 SQ FT - 83.61 SQ M  
(EXCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 139 SQ FT - 12.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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