

WILLIAMS
HARLOW

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Osprey Close Sutton, Surrey SM1 2XS

Williams Harlow Cheam - Extended Family home, residential cul-de-sac location, walking distance of West Sutton main line station, Cheam Village and station, Sutton town centre, popular local schools. The property has versatile accommodation; Lounge, Dining/family, Kitchen/breakfast, master bedroom with en-suite, further two bedroom, family bathroom, separate garage, allocated parking for two cars, front and rear gardens.

£600,000 - Freehold



PORCH

Covered porch. Storage cupboard. Giving access to:

FRONT DOOR

Double glazed front door, giving access through to:

ENTRANCE HALL

Coving to ceiling. Understairs storage cupboard. Radiator. Laminate wood flooring.

LOUNGE

3.63m x 4.39m (11'11 x 14'5)

Rear aspect double glazed window, further rear aspect double glazed french style doors overlooking garden. Coving to ceiling. Radiator.

DINING AREA

7.24m x 1.80m (23'9 x 5'11)

Front aspect double glazed window. Rear aspect double glazed french style doors overlooking garden and vaulted atrium. Wall lights. Laminate wood flooring. Radiator.

KITCHEN

4.14m x 2.36m (13'7 x 7'9)

Front aspect double glazed bay window. Single drainer sink unit. Wall and base units. Inset four ring gas hob with extractor above and oven below. Further recess and plumbing for washing machine. Space for freestanding fridge freezer. Part tiled walls. Fully tiled floor. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Front aspect double glazed window. Coving to ceiling. Stairs to the second floor. Radiator and storage cupboard.

MASTER BEDROOM

2.72m x 4.39m (8'11 x 14'5)

2 x rear aspect double glazed windows. Coving to ceiling. Range of fitted wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM

2.49m x 1.22m (8'2 x 4'0)

Side aspect double glazed window. Shower cubicle. Pedestal wash hand basin. Low flush WC. Radiator. Part tiled walls and extractor fan.

BEDROOM TWO

2.49m x 2.46m (8'2 x 8'1)

Front aspect double glazed window. Radiator.

FAMILY BATHROOM

Side aspect double glazed window. Panel enclosed bath. Low flush WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

SECOND FLOOR ACCOMMODATION

SMALL LANDING

Airing cupboard which houses Megaflow system and Worcester Bosch boiler.

LOFT BEDROOM

5.61m x 3.38m (18'5 x 11'1)

Rear aspect double glazed bay window. Eaves storage. Loft access. Radiator.

OUTSIDE

FRONT

There is a lawn area with herbaceous borders to the front.

GARAGE

Garage en block with drive in front plus allocated parking space.

REAR GARDEN

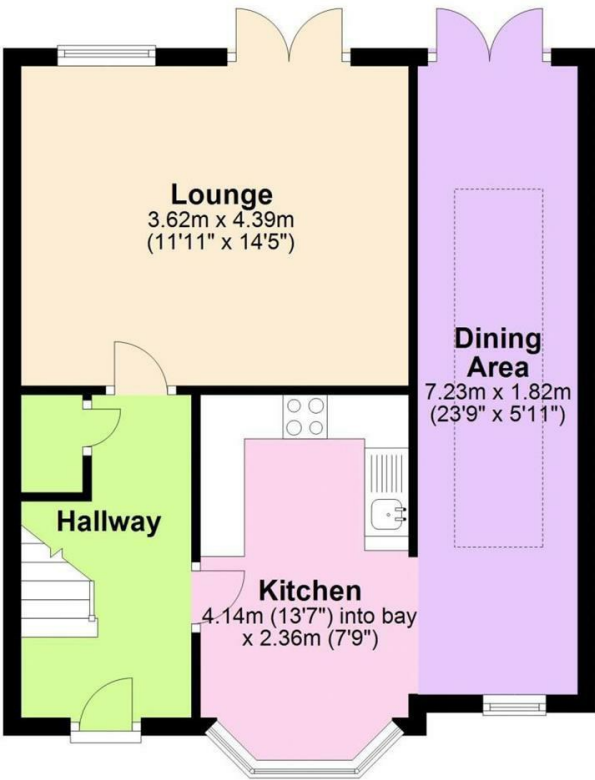
Laid predominantly to lawn with large patio and herbaceous borders.



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.

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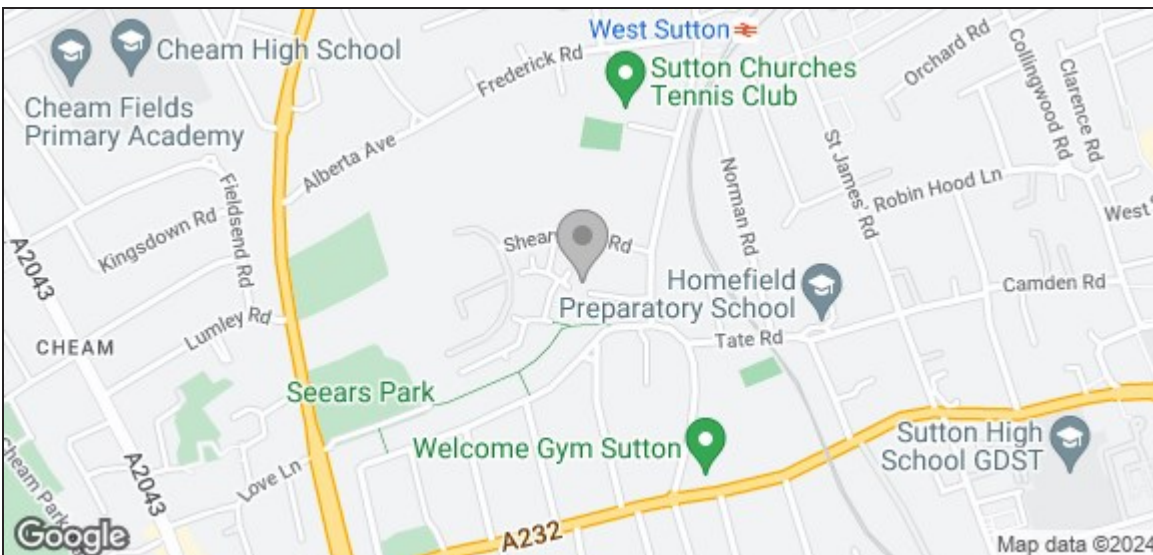
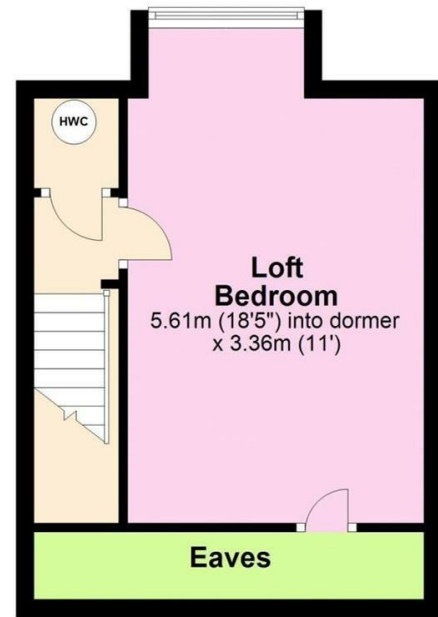
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	84
		EU Directive 2002/91/EC	